



The Dobson Association, Inc.
Board of Directors General Session Meeting
Wednesday, September 24, 2025 at 7:00pm
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202

Members Present:

President: Bradley Bettencourt
Treasurer: Katelyn Noble
Member: Sam Javelosa
Member: Michael Snedeker
Member: Amanda Gutowski
Member: Linda Burrier
Member: Mark Lavendar
Member: Sandy Murray

Members Absent: Vice President: Holly Prasetio

Homeowners Present: 9

Also in Attendance:

Steve Burns, CMCA, AMS, CAAM, Community Manager, City Property Management
April Lord, CMCA, AMS, CAAM, VP of Management Services, City Property Management,
acting Independent Recording Secretary

I. Call to Order / Establish Quorum

- A. The meeting was called to order at 7:05 pm.
- B. Pledge of Allegiance
- C. Completed verbal role call to establish quorum. Quorum established.

II. Approval of Agenda

A **MOTION** was made by Katelyn and seconded by Brad for the following resolution be adopted:
RESOLVED: approve agenda. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

III. Approval of Previous Meeting Minutes

A **MOTION** was made by Linda and seconded by Sam for the following resolution be adopted:
RESOLVED: approve minutes of July 23, 2025. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

IV. Open Comments

The floor was open to the membership during this time to express their concerns and or questions.

- Lake management: concern about the timeliness of refilling the lakes

V. Presidents Report

Brad presented the report to include irrigation audit with Agave Landscape, lake management, and update regarding a lawsuit with previous executive director that has been dismissed with

prejudice.

VI. Treasurer's Report

Katelyn gave a brief recap on August 31, 2025 financials including the balance in Operating of \$1,486,125.81, Reserve of \$3,293,506.80, and Water Tax of \$43,629.02 for a total of \$4,823,261.63. The delinquency rate is 11%. See attached written report in full detail.

VII. Committee Reports

a) Recreation Committee: Jeanne Smith presented on behalf of the Committee. Early stages of planning pickleball/basketball tournaments. Nov 14, 2025 from 5-8pm is the tennis tournament. Application has been received from Karen Nolan to round the membership to 4.

A **MOTION** was made by Mark and seconded by Linda for the following resolution be adopted: **RESOLVED:** appoint Karen Nolan. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

b) DRAC - Arch Review: Kate presented on behalf of the Committee. 9 of the 12 homeowner requests received have been approved. **An executive meeting with the board was requested per the Policy document.**

c) Master Planning: Tim McElrath presented on behalf of the Committee. Highlights drinking fountains, gate valve, monument signs, Kurapia landscape project, lake sea shelf, funbrella, plant options at monument, parking lot remediation, reserve study, etc.

A **MOTION** was made by Brad and seconded by Sam for the following resolution be adopted: **RESOLVED:** approve up to \$35,000 to proceed with Lake 8 light project using the existing bollards. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

d) Water/Lake Management: Christa Tropin presented on behalf of the Committee to include lake management and the wildlife affected by the refill of water. Fall sports fish stocking in Lake 1 with \$4,565 bass and bluegill (within budget), hoping to promote a fishing derby in January 2026 teaming with AZ Game & Fish for pole rentals. Requesting board to consider boat and fishing permit reinstatement. An application to appoint Rebecca Bishop-Manley was received to join the committee to round the membership to 7.

A **MOTION** was made by Brad and seconded by Amanda for the following resolution be adopted: **RESOLVED:** appoint Rebecca Bishop-Manley. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

e) Budget & Finance: Michelle Masters reported on behalf of the Committee to include a recap of their September meeting. It was noted the board's decision to approve light project may be in violation of the Policy Document. Upon completion of minor changes to the July/August financials it is recommended the board approve. Pool vendor contract shopping is in progress; the dock estimates allocated in the draft reserve study is about 25% of needed; the committee will join the October 9 2026 budget workshop; reviewed the 2024 audit and recommend approval.

f) Preschool: Kristen presented on behalf of the Committee to include a board liaison is needed

with the recommendation that Amanda be the board liaison as she has attended the Committee meetings in the past. The committee is working with CPM to create a budget for tuition needs; upcoming events include Turkey Trot and Breakfast with Santa.

g) CC&R (Ad-Hoc): No report.

h) Policy (Ad-Hoc): No report.

Management Report

Steve Burns presented the Management Report recapping action items, compliance report, work orders, and escrows. 74.51% of the membership has activated their portal access and delinquencies are at 11%.

a) 2025 Legislative Update: Steve presented the 2025 legislative updates to the board.

b) Facilities Maintenance Report: incorporated with management report presented by Steve.

Old Business

There was no Old Business discussed.

New Business

a) Board Liaison Changes: A **MOTION** was made by Mark and seconded by Katelyn for the following resolution be adopted: **RESOLVED**: appoint Amanda Gutowski as preschool liaison and Michael Snedeker as master planning liaison. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

b) Board Officer Appointment: A **MOTION** was made by Brad and seconded by Mark for the following resolution be adopted: **RESOLVED**: appoint Linda Burrier as Secretary. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

c) 2024 Audit: A **MOTION** was made by Katelyn and seconded by Sam for the following resolution be adopted: **RESOLVED**: approve the 2024 Audit prepared by Haynie & Company. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

d) Unanimous Consent Ratification Media Statement: A **MOTION** was made by Brad and seconded by Katelyn for the following resolution be adopted: **RESOLVED**: ratify the unanimous written consent of the media statement. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

e) Collection Policy Update: A **MOTION** was made by Amanda and seconded by Katelyn for the following resolution be adopted: **RESOLVED**: approve the updated collection policy to include up to 3 calls to the delinquent owner upon 75 days delinquency and prior to final demand letter. The motion was carried and the resolution adopted by a majority vote of 6 in favor and 2 opposed.

f) Total Networks Contract Update: A **MOTION** was made by Katelyn and seconded by Sam for the following resolution be adopted: **RESOLVED**: approve the updated contract with Total Networks. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

g) Community Arts Club: A **MOTION** was made by Michael and seconded by Brad for the following resolution be adopted: **RESOLVED**: approve the request for a community arts club. Gaia Ziegler to Chair the Committee. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

Next Meeting Date: It was noted the Board Workshop is scheduled for October 9, 2025 at 5:30pm and the next Executive Meeting is scheduled for October 22, 2025 at 5:30pm with Regular Board Meeting at 7:00 pm.

Adjournment

A motion was made by Brad to adjourn the general session meeting at 8:51pm . The motion was carried and the resolution adopted by a unanimous, affirmative vote.

Respectfully submitted:

April Lord

Independent Recording Secretary