

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

January 16, 2014 - 7:00 P.M.

Members

Present:

Susan Powers	Vice President
Stacy Holmstedt	Secretary
Bob Radisich	Treasurer
Laurie Moe	Member
Wade Swanson	Member

Staff Members

Present:

David Jones	Executive Director
Emma Kroum	Finance Manager
Susan Richards	Community Relations Manager
Doug Kelton	Ranchers' Roundup Editor
Jesse Wright	Recreation Manager
Sam Cocchiarella	Code Compliance Inspector
Carole Stabile	Member Services Coordinator

**Call to
Order:**

Vice President Susan Powers called the meeting to order at 7:17 p.m. A quorum of Directors was present.

**Homeowner
Comments or
Proposals:**

Homeowners: Myriam Roussel, 1901 W. Nopal Circle; Sue Hakala, 2524 W. Naranja; Thomas Davis, 1852 W. Navarro Avenue; Alan Robinson, 1841 W. Navarro Avenue; and Glen Kirk, 1870 W. Navarro Avenue, all addressed the Board regarding feral cats and the "TNR" (Trap Neuter Return) program.

Homeowner Kathrine Blomquist, 2051 S. Estrella Circle, addressed the Board regarding recycling within Dobson Ranch and requested that more receptacles be added to the common areas.

**Dobson District
Crime Report:**

The report was included in the Board's packet.

**Presidents
Report:**

There was no President's report.

**Approval of
The Minutes:**

MOTION: Stacy Holmstedt made a motion to approve the December meeting minutes with stipulations. Bob Radisich seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director David Jones reported on the Lake 5 gate valve replacement, the pool deck and splash pad project, La Casita restroom remodel, La Casita lighting project, and the end of Lake 7 and Lake 8 irrigation project.

**Commission
Reports:**

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission noting that they had met on January 15, 2014 and that their next step would be a meeting with staff.

Finance Management Commission

Bob Radisich presented the financial summary for December as well as financial highlights. The December financials were not voted on due to the upcoming audit.

Master Planning Commission

The Master Planning Commission did not meet this month. Executive Director, David Jones handed out information on Reserve Study items, stating a goal would be to set dates / create a spending plan for the year.

Water Management Commission

Craig Wilson reported for the Water Management Committee. Craig Wilson reported he had met with Dr. Amalfi to review the sediment study. The Executive Summary 2013-2014 report to the Arizona Department of Water Resources was also discussed. **MOTION:** Wade Swanson moved to approve the Executive Summary 2013-2014 report to the Arizona Department of Water Resources. Bob Radisich seconded. Motion carried unanimously.

Recreation Commission

Laurie Moe reported for the Recreation Commission. January 14, 2014 minutes were the Board's January packet.

It was discussed that Wade Swanson would be added to the Master Planning Commission and Susan Powers would be joining the Recreation Commission.

**Unfinished
Business:**

There was no unfinished business.

**New
Business:**

Under new business homeowner Allison Copeland, 2532 W. Madero, presented information to the Board regarding a Trap Neuter and Return (TNR) program, stating it is a hands on approach to solving the feral cat problem. Stephanie with the Animal Defense League of Arizona discussed TNR as “communities solving problems together.” Allison Copeland proposed to the Board to create an adhoc committee in support of TNR and to revise the current Resolution, both with the goal of reducing the feral cat population. There was no action taken on this item.

**Miscellaneous
Business:**

A letter from homeowner Jane Harrison, 1337 W. Medina, was included in the Board packet regarding granite / landscaping on the north side of Guadalupe. It was discussed how this is City of Mesa property and it will be addressed with the City.

Adjournment:

MOTION: Laurie Moe moved to adjourn the meeting at 8:23 p.m. Bob Radisich seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF SPECIAL MEETING**

February 7, 2014 - 6:00 P.M.

Members

Present:

Sandra Murray	President
Susan Powers	Vice President
Stacy Holmstedt	Secretary
Bob Radisich	Treasurer
Ron Magaw	Member

Staff

Present:

David Jones	Executive Director
Susan Richards	Community Relations Manager

**Association
Attorney**

Chad Miesen	Carpenter Hazelwood Association Attorney
-------------	--

**Call to
Order:**

President Sandra Murray called the meeting to order at 6:04 p.m. A quorum of Directors was present.

**Pool Splash
Pad and Deck
Proposals:**

MOTION: Ron Magaw made a motion to contract with Flex Ground to replace La Casita Splash Pad not to exceed \$25,000 and contingent upon verification that product is consistent with those provided in reference materials. Stacy Holmstedt seconded. Motion carried unanimously.

Adjournment:

With there being no further business meeting was adjourned at 7:41 p.m.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

February 20, 2014 - 7:00 P.M.

Members

Present:	Sandra Murray	President
	Susan Powers	Vice President
	Stacy Holmstedt	Secretary
	Bob Radisich	Treasurer
	Laurie Moe	Member
	Wade Swanson	Member
	Ron Magaw	Member
	Barry Hegrenes	Member

Staff Members

Present:	David Jones	Executive Director
	Emma Kroum	Finance Manager
	Susan Richards	Community Relations Manager
	Doug Kelton	Ranchers' Roundup Editor
	Jesse Wright	Recreation Manager
	Sam Cocchiarella	Code Compliance Inspector

**Call to
Order:**

President Sandra Murray called the meeting to order at 7:02 p.m. A quorum of Directors was present.

**Homeowner
Comments or
Proposals:**

Homeowner Nate Caine, 1325 W Keats, discussed Dobson Ranches' website and Facebook page. Secretary Stacy Holmstedt addressed how the website is in the process of being updated.

Homeowner Joan Long, 1803 W Kiowa, presented a recycling location idea.

**Dobson District
Crime Report:**

The report was included in the Board's packet.

**Presidents
Report:**

There was no President's report. President Sandra Murray notated that the City Breakfast went well and commended staff on the successful event.

**Approval of
The Minutes:**

MOTION: Stacy Holmstedt made a motion to approve the January meeting minutes. Susan Powers seconded. Motion carried unanimously.

**Approval of
Special Meeting
Minutes:**

MOTION: Bob Radisich made a motion to approve the February Special Meeting minutes. Wade Swanson seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director, David Jones reported on current landscaping projects, cost saving ideas which have been implemented, as well as that the annual audit was completed.

**Commission
Reports:**

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission that they met with staff regarding the website – reviewing the Communications Policy, other HOA websites, and vendors.

Finance Management Commission

Bob Radisich presented the financial summary for January as well as financial highlights. **MOTION:** Bob Radisich moved to approve the January financial statements. Susan Powers seconded. Motion carried unanimously.

Master Planning Commission

The Master Planning Commission did not meet this month.

Water Management Commission

For the Water Management Committee, Ron Magaw reported on the Drought Management Plan which a portion of was included in the Board packet.

Recreation Commission

Laurie Moe reported for the Recreation Commission noting that the “Bark in the Park” event was a success, there are upcoming Sunday’s Music in the Park events and there is an upcoming Stargazing event.

**Unfinished
Business:**

La Casita’s pool deck resurfacing as well as replacement history were discussed. It was a consensus of the Board that it be an agenda item for future discussion until a solution was reached. The Board of Director’s requested that staff contact other facilities similar to Dobson Ranch and ask about their pool maintenance program.

Homeowner, Manelle Williamson, 2519 W Madero, addressed the Board regarding audience participation in the meeting.

**New
Business:**

Executive Director, David Jones, presented truck proposals noting that the Ford Rangers currently used are no longer in production. **MOTION:** Ron Magaw motioned to approve the reserve expense of up to \$71,000 for the purchase of 3 trucks from Earnhardt in Mesa. Susan Powers seconded. Motion carried unanimously.

David Jones explained the asphalt bids for La Casita and Saratoga parking lots, with asphalt work to be done on April 26th. **MOTION:** Bob Radisich moved to approve Sunland Asphalt for the reserve expense of up to \$39,000. Laurie Moe seconded. Motion carried unanimously.

David Jones discussed the chain link fence at Saratoga, the change in Maricopa Counties' regulation, and the notice received that our fence mesh size needs to be brought to the code of 1.25" x 1.25". The chain link fence at Saratoga was a reserve study item slated for this year. **MOTION:** Bob Radisich moved to approve Western Fence for up to \$9,000 to replace the fence at the tennis courts at Saratoga. Susan Powers seconded. Motion carried unanimously.

**Miscellaneous
Business:**

SB 1334 proposing that Homeowners Associations would pay attorney's fees when a homeowner sues an association even if the Association wins the lawsuit was discussed. This only affected communities that had in their governing documents that legal fees would be paid by the homeowner. Dobson Ranch documents are silent, therefore this does not affect the Association.

Adjournment:

MOTION: Bob Radisich moved to adjourn the meeting at 8:13 p.m. Susan Powers seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

March 20, 2014 - 7:00 P.M.

Members

Present:

Sandra Murray	President
Susan Powers	Vice President
Stacy Holmstedt	Secretary
Bob Radisich	Treasurer
Laurie Moe	Member
Wade Swanson	Member
Ron Magaw	Member

Staff Members

Present:

David Jones	Executive Director
Susan Richards	Community Relations Manager
Doug Kelton	Ranchers' Roundup Editor
Sam Cocchiarella	Code Compliance Inspector
Carole Stabile	Member Services Coordinator

Call to

Order:

President Sandra Murray called the meeting to order at 7:03 p.m. A quorum of Directors was present.

Dobson District

Crime Report:

The report was included in the Board's packet.

Presidents

Report:

There was no President's report.

Approval of

The Minutes:

MOTION: Stacy Holmstedt made a motion to approve the February meeting minutes. Susan Powers seconded. Motion carried unanimously.

Director's

Report:

Executive Director, David Jones reported that the maintenance / landscaping department has been accident free for 143 days, Spring Break camp is taking place this week, the annual meeting is being prepared for, trucks were purchased in March, the asphalt project for Saratoga and La Casita is scheduled in April, research on pool decking was done at Rhodes Junior High School and Val Vista Lakes, the La Casita lighting project is currently being worked on, the La Casita restroom remodel is progressing, and many thanks to staff members Emily Sherman and Marci Libsack for filling in at the preschool while Jessica Feltmann is on maternity leave.

**Commission
Reports:**

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission that they are starting the RFP process for a new website with the goal of having a vendor solidified by the May meeting.

Nominating Committee

Susan Powers reported for the Nominating Committee that the ballots have been mailed out and candidate interviews have taken place for the Board of Directors election.

Finance Management Commission

For the Finance Commission Bob Radisich presented a financial summary for February as well as financial highlights. Bob Radisich also discussed the terms for members of the Budget and Finance Committee and the need to change the period in which a member can serve if there is no waiting list to be on the committee. **MOTION:** Ron Magaw moved to approve the February financial statements. Susan Powers seconded. Motion carried unanimously.

Master Planning Commission

The Master Planning Commission did not meet this month.

Water Management Commission

For the Water Management Committee, Ron Magaw reported the Water Conservation Fair / pancake breakfast / garden tour is set to take place April 5th.

Recreation Commission

Laurie Moe reported for the Recreation Commission noting that the next movie in the park is March 28 and that Ranch clubs are extremely active this time of year.

**Unfinished
Business:**

Executive Director David Jones discussed how there was an Executive Session in February with the Association's attorney regarding the Feral Animal Resolution, the Association's attorney revised language in the policy to recognize TNR participation. There was much discussion regarding these revisions, the effect on the Dobson Ranch community, as well as the Associations' governing documents. **MOTION:** Stacy Holmstedt motioned to approve the amended Feral Animal Rule. Bob Radisich seconded. Motion withdrawn by Stacy Holmstedt. Homeowners Alison Copeland, 2532 W Madero, and homeowner Wayne Begun, 2212 S Johnson, addressed the

Board regarding feral cats and the "TNR" (Trap Neuter Return) program. No action was taken on the item.

David Jones discussed the Lake 5 gate valve and the additional work which was required when it was replaced. In the future Clearwater understands they will need to contact the Executive Director if work is to go over the projected cost. Ron Magaw suggested planning for additional expense when dealing with the gate valves.

The pool deck at La Casita was discussed with the consensus being that a solution, which wasn't simply cosmetic, needed to be researched and that the RFP process would need to be followed due to the cost. **MOTION:** Bob Radisich motioned to reject Budget and Finance's recommendation to refurbish the pool decking, postponing the project until the fall. Susan Powers seconded. Motion carried unanimously.

New Business: **MOTION:** Bob Radisich motioned to approve the 2013 audit as drafted. Laurie Moe seconded. Motion carried unanimously.

A one man lift was discussed to be purchased for use by landscaping and maintenance. **MOTION:** Bob Radisich motioned to approve a one man lift, a reserve expense, by A to Z in the amount of up to \$7,899.99. Laurie Moe seconded. Motion carried unanimously.

Play equipment at Los Altos was discussed. **MOTION:** Bob Radisich motioned to replace the Los Altos play equipment, using Sun State, for a reserve amount up to \$13,100. Stacy Holmstedt seconded. Motion carried unanimously.

Adjournment: **MOTION:** Bob Radisich moved to adjourn the meeting at 8:29 p.m. Susan Powers seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF SPECIAL MEETING**

APRIL 1, 2014 - 6:30 P.M.

Members

Present:	Sandra Murray	President
	Susan Powers	Vice President
	Bob Radisich	Treasurer
	Ron Magaw	Member
	Laurie Moe	Member

Staff

Present:	David Jones	Executive Director
	Susan Richards	Community Relations Manager

**Call to
Order:**

President Sandra Murray called the meeting to order at 6:04 p.m. A quorum of Directors was present.

**La Casita
Restroom
Renovation:**

There was discussion regarding the project. No motions were tendered.

Adjournment:

MOTION: Laurie Moe moved to adjourn the meeting at 7:40 p.m. Susan Powers seconded. Motion carried unanimously.

THE DOBSON ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
April 8, 2014 - 7:00 P.M.

Board of Directors

Present:	Susan Powers	Vice President
	Stacy Holmstedt	Secretary
	Bob Radisich	Treasurer
	Laurie Moe	Member
	Barry Hegrenes	Member
	Ron Magaw	Member

Members

Excused:	Sandra Murray	President
	Wade Swanson	Member

Staff Members

Present:	David Jones	Executive Director
	Susan Richards	Community Relations Manager

Quorum: Secretary, Stacy Holmstedt reported that quorum was exceeded with 602 ballots, President Susan Powers called the meeting to order at 7:00 p.m.

**Approval of
2013 Minutes:**

Patty Smith made a motion to accept the 2013 annual meeting minutes. Jack Armstrong seconded. Motion carried.

**President's
Report:**

Vice President, Susan Powers gave a report.

**Director's
Report:**

Executive Director, David Jones introduced staff that was present.

**Treasurer's
Report:**

Treasurer, Bob Radisich gave the treasurer's report and introduced Paul Hanson of the audit firm Butler, Hanson P.C. Paul Hanson reported that the Association audit received an unqualified opinion, assets are fairly represented and income is complete.

**Volunteer
Recognition:**

Secretary, Stacy Holmstedt recognized numerous volunteers of the Association.

**Election
Results:**

Vice President, Susan Powers reported the election results.
The newly elected Board of Directors members: Ron Magaw,
Frank Mizner, and Ron Ricci.

Adjournment:

With no further business the meeting adjourned at 7:37 p.m.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

May 15, 2014 - 7:00 P.M.

Members

Present:	Sandra Murray	President
	Susan Powers	Vice President
	Stacy Holmstedt	Secretary
	Bob Radisich	Treasurer
	Laurie Moe	Member
	Frank Mizner	Member
	Ron Ricci	Member
	Ron Magaw	Member

Staff Members

Present:	David Jones	Executive Director
	Susan Richards	Community Relations Manager
	Emma Kroum	Finance Manager
	Joanna Loftus	Ranchers' Roundup Editor
	Sam Cocchiarella	Code Compliance Inspector
	Maria Clark	Bookkeeper
	Jesse Wright	Recreation Manager

Call to Order:

President Sandra Murray called the meeting to order at 7:05 p.m. A quorum of Directors was present.

Homeowner Comments:

Homeowner Marta Connally, 2241 W Javelina, addressed the Board asking for Dobson Ranch HOA's continued sponsorship of the Dobson Dolphins. Vice President Susan Powers asked how many of the Dobson Dolphins participants are residents; majority of participants are residents. **MOTION:** Stacy Holmstedt made a motion to provide sponsorship in the amount of \$500 to the Dobson Dolphins. Laurie Moe seconded. Motion carried unanimously.

Dobson District Crime Report:

The report was included in the Board's packet.

Presidents Report:

There was no President's report.

Approval of The Minutes:

MOTION: Bob Radisich made a motion to approve the March meeting minutes. Stacy Holmstedt seconded. Motion carried unanimously.

MOTION: Ron Magaw made a motion to approve the Special Meeting minutes from April 2014. Susan Powers seconded. Motion carried unanimously.

Director's Report:

Executive Director, David Jones reported that the landscaping department is putting in summer annuals, the pontoon boat is being refurbished, the maintenance department has purchased the lift approved in March, the La Casita light upgrade had been completed, the SRP rebate for the lighting upgrade once received will be put back into the Reserve Fund, and the Cerveza Run was a success.

Commission Reports:

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission reported that they met regarding the website, a scope of work was created, a request for proposal has been drafted and is being reviewed, and the next step is to submit the RFP to vendors.

Finance Management Commission

For the Finance Commission Bob Radisich presented a financial summary for March and April as well as financial highlights.

MOTION: Bob Radisich moved to approve the March financial statements. Laurie Moe seconded. Motion carried unanimously. **MOTION:** Bob Radisich moved to approve the April financial statements. Susan Powers seconded. Motion carried unanimously.

Master Planning Commission

For the Master Planning Commission Bob Radisich stated there would be a meeting on Friday the 16th and encouraged others to attend.

Water Management Commission

For the Water Management Committee, Ron Magaw reported an approval letter has been received from ADWR (Arizona Department of Water Resources) approving the committee's plan. **MOTION:** Ron Magaw motioned to add Alexander Hansen and Kathrine Blomquist to the Water Management Committee. Frank Mizner seconded. Motion carried unanimously.

Recreation Commission

Laurie Moe reported for the Recreation Commission noting that the committee will reconvene in September.

Unfinished Business:

There was no unfinished business.

New Business:

Executive Director, David Jones, discussed Lake 2 fountain replacement bids. **MOTION:** Stacy Holmstedt motioned to approve the purchase of the fountain for Lake 2 in an amount not to exceed \$6754.00 based on three existing comparable bids to be expensed from the reserve fund. Bob Radisich seconded. Motion carried unanimously.

Perimeter wall completion was discussed. **MOTION:** Bob Radisich motioned not to proceed with additional perimeter wall upgrades in the 2014 budget year. Ron Ricci seconded. The motion lost. It was recommended that arterial streets, collector streets, feeder streets, and thoroughfares need to be clearly defined prior to any decisions, Laurie Moe and Susan Richards will prepare information for the June meeting.

Miscellaneous:

The process of filling the Board of Directors vacant seat, due to Wade Swanson's resignation, was discussed. A "Candidacy Submission Form" was included in the May issue of the Ranchers Roundup with a return deadline of June 4th. Stacy Holmstedt will chair this committee and Frank Mizner will assist with this process.

The election of Board of Directors officers' results were announced: President Susan Powers, Vice President Sandra Murray, Secretary Stacy Holmstedt, and Treasurer Laurie Moe.

Adjournment:

MOTION: Susan Powers moved to adjourn the meeting at 8:25 p.m. Laurie Moe seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

June 19, 2014 - 7:00 P.M.

Members

Present:	Susan Powers	President
	Sandra Murray	Vice President
	Stacy Holmstedt	Secretary
	Laurie Moe	Treasurer
	Bob Radisich	Member
	Frank Mizner	Member
	Ron Ricci	Member
	Ron Magaw	Member

Staff Members

Present:	David Jones	Executive Director
	Emma Kroum	Finance Manager
	Joanna Loftus	Ranchers' Roundup Editor
	Sam Cocchiarella	Code Compliance Inspector
	Maria Clark	Bookkeeper

Call to Order:

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:01 p.m.

Homeowner Comments:

Homeowner Sarah Funtowicz, 2524 S El Paradiso #47, introduced herself as being interested in running for the Board of Directors vacant position.

Dobson District Crime Report:

The report was included in the Board's packet.

Presidents Report:

President Susan Powers discussed the replacement of playground equipment at Los Altos and that two new staff members have been added to the team.

Approval of The Minutes:

MOTION: Bob Radisich made a motion to approve the May meeting minutes. Stacy Holmstedt seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director, David Jones discussed that approximately 20 fish in the month of May were observed dead in Lakes 2, 3, and 4, Dr. Amalfi came out and tested the water and stated it was possibly a disease isolated to that one small group of fish; staff has been accident free for 249 days; the pontoon has been refurbished and should be ready to go on the lake next week; La Casita had thermostats installed, the HVAC unit has been inspected, and was discussed at the Master Planning Committee meeting to move up the replacement of this unit; light poles at Los Altos are being painted; Lake 8 irrigation project is being completed; Lake 2 fountain will be up and running shortly; Bryan Bouk has joined us as the Recreation Coordinator, Joanna Loftus has been promoted to the Ranchers' Roundup Editor, and Donna Madueno is our new Administrative Assistant; summer camp income has exceeded the budgeted amount by \$12,000; the Summer "Flick n' Float" was a great success; new legislation goes into effect July 24, the Association's attorney is being consulted regarding these changes; we met with the City of Mesa regarding landscaping along the strip of land on the north side of Guadalupe, this will go in front of the City Council in the month of July; and staff member Maria Clark has implemented changes to our resale disclosure packet resulting in a savings of half the cost to the Association per packet.

MOTION: Ron Ricci moved to receive and file the Director's Report for June 2014. Laurie Moe seconded. Motion carried unanimously.

**Commission
Reports:**

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission that the RFP for the website has been developed and an appendix is being created as the final step before going out to vendors.

Finance Management Commission

For the Finance Commission Laurie Moe presented a financial summary for May as well as financial highlights. **MOTION:** Ron Magaw moved to approve the May financial statements. Frank Mizner seconded. Motion carried unanimously.

Master Planning Commission

For the Master Planning Commission Bob Radisich reported on the meeting last month in which changes to the reserve schedule were discussed as stated in the minutes.

Water Management Commission

For the Water Management Committee, Ron Magaw reported on the proposal from Dr. Amalfi to do an expanded study on the Lakes sediment.

Recreation Commission

Laurie Moe reported for the Recreation Commission noting that the committee will reconvene in September.

MOTION: Bob Radisich moved to receive and file the commission reports. Ron Magaw seconded. Motion carried unanimously.

Unfinished Business:

Executive Director, David Jones, discussed the Budget and Finance Committee's review of the La Casita restroom remodel project proposals. The Committee's recommendation is to approve UCON to do the work not to exceed \$75,000. The project and proposals were discussed. **MOTION:** Bob Radisich moved to approve UCON as contractor for La Casita bathroom renovation project in an amount not to exceed \$75,000 as approved by the Budget and Finance Committee. Ron Ricci seconded. Motion carried unanimously.

Laurie Moe discussed the perimeter wall completion and the map which was created defining feeder streets, part of the process is to decide how far onto these walls the Association will continue the refurbishing from the main perimeter walls, with the second part of the process being to clearly define for the Architectural Committee where in the community residents are going to be required to paint their block walls the color Pueblos. Laurie Moe and Susan Richards will prepare further information for the July meeting.

Discussion:

Under discussion homeowner Manelle Williamson, 2519 W Madero, addressed the Board stating she appreciates that the Board of Directors uses Robert's Rules to conduct meetings.

Adjournment:

MOTION: Bob Radisich moved to adjourn the meeting at 8:01 p.m. Laurie Moe seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

July 17, 2014 - 7:00 P.M.

Members

Present:

Susan Powers	President
Sandra Murray	Vice President
Stacy Holmstedt	Secretary
Laurie Moe	Treasurer
Bob Radisich	Member
Frank Mizner	Member
Ron Ricci	Member

Staff Members

Present:

David Jones	Executive Director
Susan Richards	Community Relations Manager

**Call to
Order:**

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:00 p.m.

**Homeowner
Comments:**

Homeowner Fred Hurst, 2716 S Las Flores, thanked the Board of Directors for fixing the lighting around Lake 8 and inquired as to when the landscaping project in this area would be completed.

**Dobson District
Crime Report:**

The report was included in the Board's packet.

**Presidents
Report:**

President Susan Powers reported that a thank you from the Dobson Dolphins has been received for the HOA's sponsorship and that staff has attended numerous seminars regarding the changes in legislation that affect homeowners' associations.

**Approval of
The Minutes:**

MOTION: Frank Mizner made a motion to approve the June meeting minutes. Stacy Holmstedt requested that the word "index" under The Member Services / Marketing Commission be changed to "appendix." Bob Radisich seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director, David Jones discussed the Lakes' sediment study, a kick off meeting with the committee will take place later in the month, the last study was completed

in 2003; staff has been accident free for 276 days; palm tree trimming is being worked on, due to recent monsoon storms some of the trimming has been pushed back; the Associations' pontoon boat is in the water and CC&R inspections have been conducted; graffiti in areas of the Ranch has been painted over; lights have been repaired on Monte pathway; Los Altos pool deck had chipping and has been repaired; when the fountain was installed at Frisbee Park the motor burned up due to fluctuating electricity at the SRP box, the Association is working with SRP on the claim; a backflow was stolen from Frisbee Park, it has been replaced and spray painted; Villa Chica HOA has been contacted regarding the unfinished fences along Price which abut their property; Susan Richards, David Jones, and Dennis Melgreen are all attending the M201 Facilities Management class; Emma Kroum has passed the M100 class; summer camp revenue is over budget by \$12,600; the Ice Cream Social is on July 19; the Golf Tournament is coming up in September; event signage is being updated; and the Fishing Tournament will take place in October. MOTION: Bob Radisich moved to receive and file the Director's Report for July 2014. Stacy Holmstedt seconded. Motion carried unanimously.

Commission Reports:

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission that the RFP for the website has been sent to vendors and the hope is to be ready to go forward by the August meeting.

Nominations Committee

Two applications for the Board of Directors' vacant seat have been received, interviews will be conducted next week by the committee.

Finance Management Commission

For the Finance Commission Laurie Moe presented a financial summary for June as well as financial highlights. **MOTION:** Stacy Holmstedt moved to approve the June financial report. Frank Mizner seconded. Motion carried unanimously.

Master Planning Commission

For the Master Planning Commission Bob Radisich reported that the spread sheet passed out reflects the Reserve Study item changes decided upon at the last meeting, Los Altos tennis court lights and pool decking were both discussed.

Water Management Commission

For the Water Management Committee, Craig Wilson reported that more monsoon rain is anticipated so the lake levels are

being allowed to drop. The lake sediment study meeting will take place in the month of July.

Recreation Commission

Laurie Moe reported for the Recreation Commission noting that the committee will reconvene in September.

New

Business:

Executive Director, David Jones, discussed the changes to the State law and how these changes affect the Associations' Rental Policy and collections procedures.

Collection Policy

MOTION: Bob Radisich moved to approve the new collection policy. Laurie Moe seconded. The Collections Policy was discussed. Motion defeated. The Collections policy will be revised and be reviewed at the next Board of Directors meeting.

Rental Policy

MOTION: Bob Radisich moved to approve the new Rental Policy as revised with a stipulation to make minor changes as discussed. Ron Ricci seconded. Motion carried unanimously.

Lake 7 Fountain

MOTION: Laurie Moe moved to replace the Lake 7 fountain in an amount not to exceed \$7,200. Stacy Holmstedt seconded. Motion carried unanimously.

Adjournment:

MOTION: Bob Radisich moved to adjourn the meeting at 8:28 p.m. Laurie Moe seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

August 21, 2014 - 7:00 P.M.

Members

Present:

Susan Powers	President
Sandra Murray	Vice President
Stacy Holmstedt	Secretary
Laurie Moe	Treasurer
Bob Radisich	Member
Frank Mizner	Member
Ron Ricci	Member
Ron Magaw	Member

Excused

Absence:

Sarah Funtowicz	Member
-----------------	--------

Staff Members

Present:

David Jones	Executive Director
Susan Richards	Community Relations Manager

Call to

Order:

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:02 p.m.

Dobson District

Crime Report:

The report was included in the Board's packet.

Presidents

Report:

President Susan Powers reported that the La Casita restroom remodel project is ahead of schedule; Lake 7 fountain has been replaced, as well as the Lake 2 fountain; the Board approved the rental policy last month, the update to the policy was due to the change in the law; the collection policy will be addressed in the meeting tonight; summer camp ended last month, this year camp had more kids than the previous two years; and the Board of Directors' have chosen a new member, Sarah Funtowicz.

**Approval of
The Minutes:**

MOTION: Stacy Holmstedt made a motion to approve the July meeting minutes. Ron Ricci seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director, David Jones gave the **Director's Report**. David discussed that the Collections policy had been changed implementing suggestions from the Board of Directors; Master

Planning changes from the last Master Planning meeting are in the packet; replacement of carpet in the office is in reserves for this year – suggestion is to include all carpeted area in the reserves; staff has been 320 days without an accident; damage from recent storms has been repaired by staff amounting to approximately \$200 in damage; the Ramada behind the bus stop has been repaired; painting is being done in both the Chica room and the hallway; a timer has been added to the volleyball court light; Saratoga lawn has been fertilized and watered; Frisbee Park wrought iron has been repaired; pre-school is full except for one spot; the ice cream social was a success; and the upcoming Golf Tournament currently has six sponsorships.

**Commission
Reports:**

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission that a matrix of website proposals has been put together and that vendors will be met with so that we can fully understand what we are getting.

Finance Management Commission

For the Finance Commission Laurie Moe presented financial summary highlights for July. The July financial reports were accepted. **MOTION:** Ron Magaw moved to approve the July financial report. Bob Radisich seconded. Motion carried unanimously.

Master Planning Commission

For the Master Planning Commission Bob Radisich reported that the commission is now made up of four members: himself, member Frank Mizner, member Ron Ricci, and Vice President Sandra Murray.

Water Management Commission

For the Water Management Committee, Ron Magaw reported that Dr. Amalfi has started the sediment study, Craig Wilson is auditing irrigation, and the lake levels are full. Craig Wilson reported that the Lake 6 valve was fixed last week, there were small pine cones in the valve, maintenance is working on a solution to keep pine cones out of it.

Recreation Commission

Laurie Moe reported for the Recreation Commission noting that the committee will reconvene in September and that new Board member Sarah Funtowicz will be the liaison for the Recreation Committee.

**Unfinished
Business:**

Collection Policy: The updated Collections policy was discussed. **MOTION:** Susan Powers moved to adopt the updated Collection Policy. Ron Ricci seconded. Motion carried unanimously.

Reserve Study: The Master Planning Commission met in May and suggested to move items on the reserve study based on the status of each. The movement of items / projects were discussed. **MOTION:** Stacy Holmstedt moved to approve the updated reserve study. Laurie Moe seconded. Motion carried unanimously. Executive Director David Jones stated that the Reserve Study specialist would be updated regarding the changes.

**New
Business:**

Carpet replacement in the La Casita offices and storage areas was discussed. **MOTION:** Ron Ricci moved to approve the La Casita carpet replacement in offices and storage areas for an amount not to exceed \$13,200 from the Reserve account using UCON Construction. Bob Radisich seconded. Motion carried unanimously.

Discussion: Under Discussion it was requested to place on the Septembers' agenda the feral cat policy.

Adjournment: **MOTION:** Susan Powers moved to adjourn the meeting at 8:25 p.m. Laurie Moe seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

September 18, 2014 - 7:00 P.M.

Members

Present:	Susan Powers	President
	Sandra Murray	Vice President
	Stacy Holmstedt	Secretary
	Laurie Moe	Treasurer
	Bob Radisich	Member
	Frank Mizner	Member
	Ron Ricci	Member
	Ron Magaw	Member
	Sarah Funtowicz	Member

Staff Members

Present:	David Jones	Executive Director
	Susan Richards	Community Relations Manager
	Emma Kroum	Finance Manager

Call to Order:

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:02 p.m.

Homeowner Comments:

Joan Long, 1803 W Kiowa, would like to get information to the City of Mesa regarding the Dobson Ranch Library and Park needing improvements.

Dobson District Crime Report:

The report was included in the Board's packet.

Presidents Report:

President Susan Powers gave a report.

Approval of The Minutes:

MOTION: Stacy Holmstedt made a motion to approve the August meeting minutes. Frank Mizner seconded. Motion carried unanimously.

Director's Report:

Executive Director, David Jones gave the **Director's Report**.

Commission Reports:

The Member Services / Marketing Commission
Stacy Holmstedt reported for the Member Services / Marketing Commission that they met with Ninety Nine Marketing, as well as had reviewed the Mission and Vision statements – these are

in progress and will be discussed at a future Board of Directors meeting.

Finance Management Commission

For the Finance Commission Laurie Moe presented financial summary highlights for August. **MOTION:** Laurie Moe moved to approve the August financial report. Sandra Murray seconded. Motion carried unanimously.

Master Planning Commission

For the Master Planning Commission Bob Radisich reported that the commission's next meeting was Wednesday September 24 at 7pm.

Water Management Commission

For the Water Management Committee, Ron Magaw and Water Management Director Craig Wilson reported on the September 8, 2014 rain.

Recreation Commission

Sarah Funtowicz reported for the Recreation Commission noting that the September issue of the Ranchers' Roundup featured upcoming fall events.

**Unfinished
Business:**

HOA Website:

MOTION: Bob Radisich moved to approve the Marketing Committee's recommendation to hire Ninety Nine Marketing to develop the new HOA website in an amount not to exceed \$10,000. Sarah Funtowicz seconded. The website development options were discussed. Motion carried.

**New
Business:**

Air Conditioning
Bids:

MOTION: Sarah Funtowicz moved to accept the staff recommendation to approve Cool Guys Air Conditioning to replace the La Casita and Saratoga air conditioning units, a reserve expense. Ron Magaw seconded. Motion carried unanimously.

Feral Cat Policy:

MOTION: Stacy Holmstedt motioned to repeal the feral cat policy and form a committee to study the feral cat issue. Susan Powers seconded. Roll call vote: Ron Magaw, Sandra Murray, Bob Radisich, and Ron Ricci voted against the motion. Sarah Funtowicz, Stacy Holmstedt, Frank Mizner, Laurie Moe, and Susan Powers voted to approve the motion. Motion carried.

Dobson Ranch
Condominium Co-
Share Rental Fees:

MOTION: Ron Magaw moved to pay Dobson Ranch Condominiums \$1,472.00, their share of rental registration fees for improvement purposes. Laurie Moe seconded. Motion carried unanimously.

2015 Proposed
Budget:

MOTION: Laurie Moe moved to accept the Budget and Finance Committees' recommendation of a 3% assessment increase and to pass the overall 2015 budget. Stacy Holmstedt seconded. Motion carried.

Salary Policy:

MOTION: Susan Powers moved to change and update the Employee Compensation Policy of 2008 to read: any compensation increase beyond 6% or a second increase within a twelve month period requires the approval of two board officers and the Executive Director, this will exclude a onetime bonus. Laurie Moe seconded. Roll call vote: Ron Magaw, Frank Mizner, Laurie Moe, and Ron Ricci voted against the motion. Sarah Funtowicz, Stacy Holmstedt, Sandra Murray, Susan Powers, and Bob Radisich voted to approve the motion. Motion carried.

Salary Policy:

MOTION: Laurie Moe moved to dissolve the updated compensation policy of 2008. Susan Powers seconds. Roll call vote: Ron Magaw, Frank Mizner, Laurie Moe, and Ron Ricci voted to approve the motion. Sarah Funtowicz, Stacy Holmstedt, Sandra Murray, Susan Powers, and Bob Radisich voted against the motion. Motion lost.

Retreat Name
Change:

It was requested and decided to change the Board of Directors Retreat name to the Board of Directors Workshop.

Discussion:

Ron Ricci discussed the numerous palm tree trimming violations.

Adjournment:

MOTION: Ron Ricci moved to adjourn the meeting at 9:24 p.m. Susan Powers seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

October 16, 2014 - 7:00 P.M.

**Members
Present:**

Sandra Murray	Vice President
Stacy Holmstedt	Secretary
Laurie Moe	Treasurer
Bob Radisich	Member
Ron Ricci	Member
Ron Magaw	Member
Sarah Funtowicz	Member

**Members
Excused:**

Susan Powers	President
Frank Mizner	Member

**Staff Members
Present:**

David Jones	Executive Director
Susan Richards	Community Relations Manager

**Call to
Order:**

Roll call was performed and with quorum being met the meeting was called to order by Vice President Sandra Murray at 7:00 p.m.

**Homeowner
Comments:**

Jeffery Brosman, 1418 W Mendoza, addressed the Board of Directors regarding assessments and the amount of money the Association has.

**Dobson District
Crime Report:**

The report was included in the Board's packet.

**Presidents
Report:**

Vice President Sandra Murray gave a report.

**Approval of
The Minutes:**

MOTION: Stacy Holmstedt made a motion to approve the September meeting minutes. Ron Ricci seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director, David Jones gave the **Director's Report**.

Commission Reports:

The Member Services / Marketing Commission

Stacy Holmstedt reported for the Member Services / Marketing Commission that they had met to discuss the website / project plan development and that there should be a signed contract by next week.

Finance Management Commission

For the Finance Commission Laurie Moe presented financial summary highlights for September. **MOTION:** Bob Radisich made a motion to appoint Joan Long to the Budget and Finance Committee. Sandra Murray seconded. Motion carried unanimously. The September financial reports were reviewed. **MOTION:** Stacy Holmstedt moved to accept the September financial report. Ron Magaw seconded. Motion carried unanimously.

Master Planning Commission

For the Master Planning Commission Bob Radisich reported that they are meeting once a quarter and that pool decking is a pending project.

Water Management Commission

For the Water Management Committee, Ron Magaw reported that the committee's report is in the package, that the sediment study report will be presented on October 29 at 7pm, and the yearly lake dry up will begin November 21.

Recreation Commission

Sarah Funtowicz reported for the Recreation Committee noting that Winter Wonderland is December 6, an enjoyable event for all ages.

Unfinished Business:

Alma School Wall Project:

Representatives of CLC Enterprises spoke regarding their business and the Alma School Wall project. Homeowners asked questions and commented on the wall project. **MOTION:** Bob Radisich moved to proceed with CLC Enterprise for repairing the Alma School exterior wall at an expense of no greater than \$18,000 to come from the Capital Expense Account. Ron Magaw seconded. Motion carried unanimously.

**New
Business:**

La Casita
Piano:

The limited use of the piano at La Casita was discussed. It was decided to move the piano to Saratoga and advertise that the piano is available for use, if after a year it is not in use the piano will be donated.

Discussion:

Guadalupe
Road Landscape
Project:

The City of Mesa's re-landscaping of the north side of Guadalupe was discussed.

Dobson
Dolphins:

The Dobson Dolphins use of our facilities and insurance requirements were discussed.

Adjournment:

MOTION: Bob Radisich moved to adjourn the meeting at 9:08 p.m. Stacy Holmstedt seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

November 20, 2014 - 7:00 P.M.

Members

Present: Susan Powers President
Sandra Murray Vice President
Stacy Holmstedt Secretary
Bob Radisich Member
Ron Ricci Member
Ron Magaw Member
Sarah Funtowicz Member
Frank Mizner Member

Members

Excused: Laurie Moe Treasurer

Staff Members

Present: David Jones Executive Director
Susan Richards Community Relations Manager

**Call to
Order:**

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:00 p.m.

**Homeowner
Comments:**

Nathanael Caine 1325 W Keats, spoke regarding allowance for bad debt.

Joan Long 1803 W Kiowa, commented about the Lakes.

**Dobson District
Crime Report:**

The report was included in the Board's packet.

Homeowner Manelle Williamson 2519 W Madero, added that the hospital is included in the Dobson District Crime Report.

**Presidents
Report:**

President Susan Powers gave a report. Kathrine Blomquist was recognized for her work with the Association to create dragon-fly friendly habitats within Dobson Ranch and her mention in the recent Phoenix Zoo Magazine.

**Approval of
The Minutes:**

MOTION: Susan Powers made a motion to approve the October meeting minutes. Stacy Holmstedt seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director, David Jones gave the Director's Report.

**Committee
Reports:**

The Member Services / Marketing Committee

Treasurer Stacy Holmstedt presented versions of website mockups; reporting that the goals of the new website will be to attract people to the community, present a sophisticated brand, and make information more accessible on the site.

Finance Management Committee

For the Finance Commission Executive Director David Jones presented financial summary highlights for October.

Master Planning Committee

Bob Radisich reported that the committee will possibly meet in December regarding the outstanding issues of the pool deck at La Casita, future capital fund projects, and possibly implementing a key fob system to replace homeowner key access to amenities.

Water Management Committee

MOTION: Bob Radisich moved to appoint Donna Wallace to the Committee. Susan Powers seconded. The motion carried unanimously. Ron Magaw reported that the Lake Sediment Study performed by Dr. Amalfi was discussed at the last committee meeting with the highlight of the report being that sediment in the lakes is low and that the study should be performed again in 10 years.

Recreation Commission

Sarah Funtowicz reported for the Recreation Committee notating that this month's meeting was canceled due to attendance.

**New
Business:**

Brook Edge
Tennis Court:

MOTION: Susan Powers moved to keep the Brook Edge tennis court open, place a sign-up sheet at the court to gauge usage, and have the Master Planning Committee study the issue. Bob Radisich seconded. Motion carried unanimously.

Holiday Hours: **MOTION:** Bob Radisich moved to close the Administration Office December 26, 2014 and January 2, 2015 as unpaid holidays, staff can use PTO time. Susan Powers seconded. Motion carried unanimously.

January Board of Directors Meeting: **MOTION:** Bob Radisich moved to change the January Board of Directors meeting to January 22, 2015. Susan Powers seconded. Motion carried unanimously.

Capital & Contingency Funds: The capital fund and contingency fund were both discussed. Stacy Holmstedt to draft a revised policy.

Discussion:

2015 Survey: The one page survey to be mailed with the ballot was discussed.

Adjournment: **MOTION:** Ron Ricci moved to adjourn the meeting at 9:20 p.m. Susan Powers seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING**

December 18, 2014 - 7:00 P.M.

Members

Present:	Susan Powers	President
	Sandra Murray	Vice President
	Stacy Holmstedt	Secretary
	Laurie Moe	Treasurer
	Bob Radisich	Member
	Ron Ricci	Member
	Frank Mizner	Member

Members

Excused:	Ron Magaw	Member
	Sarah Funtowicz	Member

Staff Members

Present:	David Jones	Executive Director
	Susan Richards	Community Relations Manager

**Call to
Order:**

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:00 p.m.

**Homeowner
Comments:**

John Billings, 2139 W Isthmus Loop, requested sponsorship for the Dobson Ranch softball team. **MOTION:** Frank Mizner made a motion to support the cost of a year's team fees for the Dobson Ranch softball team at a cost of \$1,050. Laurie Moe seconded. Motion carried.

**Dobson District
Crime Report:**

The report was included in the Board's packet.

**Presidents
Report:**

President Susan Powers gave a report.

**Approval of
The Minutes:**

MOTION: Susan Powers made a motion to approve the November meeting minutes. Stacy Holmstedt seconded. Motion carried unanimously.

**Director's
Report:**

Executive Director, David Jones gave the Director's Report.

Committee Reports:

The Member Services / Marketing Committee

Treasurer Stacy Holmstedt reported that the committee had met and reviewed the mockups of the new website's homepage, deciding upon how the final comp should look. This and a comp of an inner page are currently being created.

Finance Management Committee

For the Finance Commission Treasurer Laurie Moe reviewed the financial highlights noting that the year-to-date operating expenses are under budget by \$190,000.

Mater Planning Committee

Bob Radisich reported that the committee will meet in January to discuss the unresolved issue of the pool deck and view other association's pool deck solutions. Items for the capital fund will also be reviewed.

Water Management Committee

Water Management Director, Craig Wilson, discussed the SRP dry-up and the work that is to be done on the lake shelves.

Recreation Commission

Frank Mizner spoke on behalf of the Recreation Committee, noting that recreation meeting minutes were in the packet.

Unfinished Business:

Purchasing Policy:

The Board of Director's draft purchasing and reserve policies were reviewed and tabled until the January meeting.

New Business:

Recreation Software:

Recreation Manager, Jesse Wright presented Active Net software and how the software could improve the Recreation Departments efficiency.

MOTION: Ron Ricci motioned to not spend any money on recreation software until the survey comes back. Motion not seconded.

MOTION: Frank Mizner moved to approve expenditure of Active Net software as outlined in proposal with monthly fees (\$11,400 base fee, not to exceed). Laurie Moe seconded. After debate and amendment motion carried unanimously.

9:02 p.m.

Board Member Ron Ricci left the meeting.

Discussion:

Brook Edge
Tennis Courts:

Brook Edge tennis court usage continues to be monitored.

Proposed
2015 Calendar:

The proposed 2015 calendar was discussed

Adjournment:

MOTION: Susan Powers moved to adjourn the meeting at 9:18 p.m. Laurie Moe seconded. Motion carried unanimously.