

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

January 22, 2015 - 7:00 P.M.

Members

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

Members

Excused:	Laurie Moe	Treasurer
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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: Rajan Thiyagarajan, 2219 S Elm, commented on dogs and cats in the common areas.

Joan Long, 1803 W Kiowa, commented on assessments and ways to reduce assessments.

Patty Smith, 2457 S Gaucho, voiced concerns over the lakeside wall adjacent to her property.

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: Bob Radisich made a motion to approve the December 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

Secretary Stacy Holmstedt reported that the website is in development, the Mission Statement has been rewritten and is strong, and the rewriting of the Vision Statement is in process.

Finance Management Committee

For the Finance Commission Executive Director, David Jones reviewed the financial highlights noting that five collections accounts have been processed with the attorney under a no cost to the Association program and already one has been successfully closed.

Mater Planning Committee

Bob Radisich reported that the committee met this week reviewing the La Casita pool resurfacing and plans to visit another association for information on their solution.

Water Management Committee

Ron Magaw discussed the SRP dry-up and work which has been done during this period.

Recreation Committee

Sarah Funtowicz reported that Bark in the Park is January 31 at Laguna Park and that breakfast with Santa was sold out this year.

**Unfinished
Business:**

Los Altos
Pool:

Use of Los Altos pool was discussed. Insurance representative LeAnn Brum of The Mahoney Group was present to discuss Association insurance coverage.

2015 Survey:

MOTION: Susan Powers motioned to accept the 2015 Survey with the change of the question on loose dogs to unleashed dogs. Ron Ricci seconded. Motion carried unanimously.

**New
Business:**

Dobson Ranch
Email:

Handling of Association email communication with residents was discussed. No action was taken.

Retiree
Sponsorship:

MOTION: Bob Radisich motioned to purchase up to \$1000 in food and supplies for two events (April 2015 and October 2015) by the Retirees Club and that they be allowed to keep the proceeds from both events. Frank Mizner seconded. Motion carried unanimously.

Fish Club
Tournament
Sponsorship:

Fish Club member, Scott McAtee, 1826 S Yucca, was present to discuss the upcoming Fishing Tournament. **MOTION:** Ron Magaw motioned to sponsor the Fishing Tournament for reimbursement of up to \$200 and that they be allowed to keep the registration fee. Sarah Funtowicz seconded. Motion carried unanimously.

ADWR
Report:

Water Management Director, Craig Wilson presented the 2015-2016 ADWR Report to the Board of Directors. **MOTION:** Ron Ricci motioned to accept the 2015 ADWR Report. Bob Radisich seconded. Motion carried unanimously.

Discussion:

Common Area
Lakes:

It was deemed that the lakes were considered common area.

City of Mesa
Dobson Police
Substation:

The Dobson Police Substation rededication on February 27 was discussed.

Brook Edge
Tennis Court:

Brook Edge tennis court usage was discussed.

Frank Mizner requested that the Ranchers' Roundup format be on the next agenda.

Adjournment:

MOTION: Ron Ricci moved to adjourn the meeting at 8:49 p.m. Bob Radisich seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING
February 19, 2015 - 7:00 P.M.**

Members

Present:

Susan W. Powers	President
Sandra M. Murray	Vice President
Laurie A. Moe	Treasurer
Stacy W. Holmstedt	Secretary
Bob D. Radisich	Member
Frank J. Mizner	Member
J. Ron Magaw	Member
Sarah Funtowicz	Member

Members

Excused:

Ron A. Ricci	Member
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Staff Members

Present:

David L. Jones	Executive Director
Susan M. Richards	Associate Director of Community Relations

Call to Order:

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

Homeowner Comments:

Nate Caine, 1325 W Keats, voiced concerns regarding CC&R enforcement and reporting.

Dobson District Crime Report:

The report was included in the Boards packet.

Presidents Report:

President, Susan W. Powers gave a report.

Approval of The Minutes:

MOTION: Stacy W. Holmstedt made a motion to approve the January meeting minutes with a stipulation of a correction. Ron Magaw seconded. Motion carried unanimously.

Directors Report:

Executive Director, David L. Jones gave the Directors Report.

Committee Reports:

The Member Services / Marketing Committee
Secretary, Stacy W. Holmstedt reported that the website content inner pages are in development, the Mission Statement has been rewritten and is solid, and the rewriting of the Vision Statement is in process.

Finance Management Committee

Treasurer, Laurie A. Moe reviewed the financial highlights and variance report.

Master Planning Committee

Bob D. Radisich reported the committee met and took a field trip to a neighboring HOA to view their paver solution for La Casita pool decking.

Water Management Committee

Ron Magaw discussed the upcoming Water Conservation Fair on Saturday, April 11, 2015.

Recreation Committee

Sarah Funtowicz reported that Sunday Music in the Park is February 22 at 3 pm.

**New
Business:**

La Casita
Pool Deck:

President Susan W. Powers spoke regarding the La Casita pool deck and Jim Muller, CDC Pools, was present to answer questions regarding their company and products. **MOTION:** Bob D. Radisich motioned to approve the resurfacing of the La Casita pool deck at a cost not to exceed \$170,000, performed by CDC pools. Susan W. Powers seconded. Motion carried.

MOTION: Laurie A. Moe motioned to approve the splash pad not to exceed \$11,300 by Flex Ground in conjunction with the pool deck resurfacing. Susan W. Powers seconded. Motion carried.

Ranchers'
Roundup
Format:

MOTION: Frank J. Mizner motioned to approve the Ranchers' Roundup as a magazine format similar to the December 2014 issue. Susan W. Powers seconded. Motion carried unanimously.

Janitorial:

MOTION: Sarah Funtowicz motioned to accept staff recommendation to engage Lobos for janitorial contract for the estimated annual cost of \$21,600. Ron Magaw seconded. Motion carried unanimously.

Adjournment:

MOTION: Ron Magaw moved to adjourn the meeting at 8:41 p.m. Susan W. Powers seconded. Motion carried unanimously.

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

March 19, 2015 - 7:10 P.M.

Members

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

Members

Excused:	Sarah Funtowicz	Member
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Staff Members

Present:	David L. Jones	Executive Director
	Susan Richards	Associate Community Director

**Call to
Order:**

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:10 p.m.

**Homeowner
Comments:**

Nate Caine, 1325 W Keats, voiced concerns regarding the Dobson Ranch monuments.

**Dobson District
Crime Report:**

The report was disseminated at the meeting.

**Presidents
Report:**

President, Susan Powers gave a report.

**Approval of
The Minutes:**

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

**Directors
Report:**

Executive Director, David Jones gave the Directors Report.

**Committee
Reports:**

The Member Services / Marketing Committee
Secretary, Stacy Holmstedt reported that the first look at the new website should be on March 30.

Finance Management Committee

Treasurer, Laurie Moe reviewed the financial highlights and variance report.

Master Planning Committee

MOTION: Bob Radisich motioned to transfer chair of the Master Planning Committee to Frank Mizner. Laurie Moe seconded. Motion carried.

Water Management Committee

Ron Magaw reported that Arizona Department of Water Resources will take our report by email this year rather than the report having to be presented in person.

Recreation Committee

Susan Powers reported that both Sunday Music in the Park and Stargazing were a success.

**Unfinished
Business:**

Dobson Ranch
Boundary and
Perimeter Walls:

Executive Director David Jones reviewed the boundary and perimeter wall information included in the Board of Directors' packets. **MOTION:** Bob Radisich moved that the wall project is done and remaining wall repairs will be addressed through CC&R enforcement. Ron Ricci seconded. Motion carried.

**New
Business:**

Pool
Furniture:

MOTION: Frank Mizner motioned to go ahead with NuLook to purchase pool furniture as recommended by the Budget and Finance Committee, *to approve the replacement of the pool furniture with the double strap Kahana for the chairs and chaises at La Casita, Los Altos and Saratoga and add four tables to La Casita, a reserve expense not to exceed \$22,000*, Stacy Holmstedt seconded. Motion carried.

Club Requests:
Women's Club:

MOTION: Bob Radisich motioned to subsidize \$500 to the Women's Club for their scholarship program. Ron Magaw seconded. Motion carried.

Dobson
Dolphins:

MOTION: Susan Powers motioned to subsidize the Dobson Dolphins \$500 for trophies, medals, and t-shirts. Laurie Moe seconded. Motion carried.

Discussion:

Homeowner
Letter:

MOTION: Bob Radisich motioned to deny the homeowner request and to not change the business facility rental policy for private dance lessons. Laurie Moe seconded. Motion carried.

Adjournment:

MOTION: Ron Magaw moved to adjourn the meeting at 8:49 p.m. Susan Powers seconded. Motion carried unanimously.

**THE DOBSON ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
April 8, 2015 - 7:00 P.M.**

Board of Directors

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

Staff Members

Present:	David Jones	Executive Director
	Susan Richards	Associate Director of Community Relations

Quorum: Secretary, Stacy Holmstedt reported that quorum of 496 was exceeded, President Susan Powers called the meeting to order at 7:00 p.m.

Approval of 2014 Minutes: Kathrine Blomquist made a motion to accept the 2014 annual meeting minutes. Eric Blomquist seconded. Motion carried.

Homeowner Comments:

Carlos Dominguez, 2435 W Javelina, spoke regarding the correlation between Cinco de Mayo, alcohol, and the Cerveza Run.

Jeffery Brosman, 1418 W Mendoza, spoke regarding homeowner assessments.

Duane Lawson, 1331 W Kiowa, spoke concerning aircraft noise.

Stephen Sparks, 2420 W Isabella, spoke regarding Association amenities.

Treasurer's Report:

Treasurer, Laurie Moe 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.

**Community
Recognition:**

Frank Mizner recognized staff member Joanna Loftus and presented her with the Dragonfly Award.

Secretary, Stacy Holmstedt recognized numerous volunteers of the Association, as well as outgoing Board of Directors: Laurie Moe, Bob Radisich, and Susan Powers.

**Election
Results:**

Vice President, Sandra Murray reported the election results. The newly elected Board of Directors: Susan Powers, Bob Radisich, and George Tihanyi.

Adjournment:

With no further business the meeting adjourned at 7:48 p.m.

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

May 21, 2015 – 7:00 P.M.

Members

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

Staff Members

Present:	David L. Jones	Executive Director
	Susan Richards	Associate Community Director

Call to Order:

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

Homeowner Comments:

There were no homeowner comments.

Dobson District Crime Report:

March and April's reports were included in the packet.

Presidents Report:

President, Susan Powers gave a report.

Approval of The Minutes:

MOTION: Susan Powers made a motion to approve the March meeting minutes. Ron Ricci seconded. Motion carried.

Directors Report:

Executive Director, David Jones gave the Directors Report.

Committee Reports:

The Member Services / Marketing Committee
Secretary, Stacy Holmstedt, reported that the new website is coming along and content is being added.

Finance Management Committee
Executive Director, David Jones, reviewed the financial highlights and variance report.

Master Planning Committee

Frank Mizner, reported that the committee recommends to appoint resident Sonny Treloar to the committee. **MOTION:** Bob Radisich motioned to appoint Sonny Treloar to the Master Planning Committee. Frank Mizner seconded. Motion carried.

Water Management Committee

Ron Magaw discussed the updated committee minutes and the Dobson / Baseline storm drain.

Recreation Committee

Sarah Funtowicz notated that the committee is on hiatus until the fall.

**New
Business:**

Sponsorship
Policy:

MAIN MOTION: Frank Mizner motioned to approve the Sponsorship policy with stated stipulations: First line name changed to "The Dobson Association, Inc." and (DHOA) replaced with Association throughout; #4 "should" changed to "which"; #7 Requests not capitalized, "board" capitalized, "see #8" changed to #9; #8 "Rec" changed to "Recreation"; #9 b. changed to "Business expense". Susan Powers seconded.

MOTION AMENDMENT: Bob Radisich motioned to amend the Sponsorship motion to add "item 10" "Sponsorship amount will reflect the benefit that the organization provides the Association." Ron Ricci seconds. All those in favor show of hands – 5. All those opposed show of hands – 4. Motion carries.

VOTE ON MAIN MOTION: Motion carried after discussion and amendment.

Banquet
Furniture:

MOTION: Susan Powers motioned to approve up to \$40,000, a reserve expense, to purchase banquet furniture for La Casita. Frank Mizner seconded. Motion carried.

Reserve
Study:

MOTION: Ron Ricci motioned to accept the Reserve Study as written. Bob Radisich seconded. Motion carried.

2014 Financial
Audit:

MOTION: Bob Radisich motioned to approve the auditor's financial report for 2014. Stacy Holmstedt seconded. Motion carried.

Rental Income
Requests:

Water Works
Condominium:

MOTION: Ron Ricci motioned to approve the release of co-share rental funds to Water Works Condominium, in the amount of \$4892.50, for completing capital repairs. Sarah Funtowicz seconded. Motion carried.

Dobson Glen:

MOTION: Bob Radisich motioned to approve the release of co-share rental funds to Dobson Glen, in the amount of \$712.50, for sealcoating and lighting project. Ron Magaw seconded. Motion carried.

Discussion:

Watercraft
Policy:

MOTION: Frank Mizner motioned to authorize the President to form an ad hoc committee to discuss regulations pertaining to the lakes. Bob Radisich seconded. Motion carried.

Los Altos Court
Complex:

MOTION: Frank Mizner motioned to move forward with reserve study projects related to the Los Altos court complex for this year, move up the chain link fence upgrade to this year, add project lighting, and move up resurfacing, not to exceed \$60,000, a reserve expense. Sarah Funtowicz seconds. Motion carried after amendment.

MOTION: Frank Mizner motioned that the Los Altos court divider fencing upgrade come from the capital fund. Susan Powers seconded. Motion carried.

Cormorant
Birds:

Cormorant birds were discussed and postponed to next month.

**Election of
Board Officers:**

Nominations were in order for the Board Offices of The Dobson Association. The floor was open to the Board of Directors to elect officers for each office starting with:

Association President: Frank Mizner nominated Susan Powers for Board President. Bob Radisich seconded. Susan Powers accepted the nomination. There were no other

nominations for President. The Board of Directors voted and elected Susan Powers as Association President.

Association Vice President: Susan Powers nominated Sandra Murray for Board Vice President. Frank Mizner seconded. Sandra Murray accepted the nomination. There were no other nominations for Vice President. The Board of Directors voted and elected Sandra Murray as Association Vice President.

Association Secretary: Susan Powers nominated Sarah Funtowicz for Board Secretary. Bob Radisich seconded. Sarah Funtowicz accepted the nomination. There were no other nominations for Board Secretary. The Board of Directors voted and elected Sarah Funtowicz as Association Secretary.

Association Treasurer: Ron Magaw nominated Stacy Holmstedt for Board Treasurer. Bob Radisich seconded. Stacy Holmstedt accepted the nomination. There were no other nominations for Board Treasurer. The Board of Directors voted and elected Stacy Holmstedt for Board Treasurer.

Architectural

Review Committee

Chair Appointment: **MOTION:** Stacy Holmstedt motioned to appoint George Tihanyi as the Architectural Review Committee Chair. Ron Magaw seconded. Motion lost.

MOTION: Susan Powers motioned to appoint Frank Mizner as the Architectural Review Committee Chair. Bob Radisich seconded. Motion carried.

Adjournment: **MOTION:** Ron Magaw moved to adjourn the meeting at 9:00 p.m. George Tihanyi seconded. Motion carried.

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

June 18, 2015 – 7:00 P.M.

Members

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

Staff Members

Present:	David L. Jones	Executive Director
	Susan Richards	Associate Community Director

**Call to
Order:**

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

**Homeowner
Comments:**

Homeowner Robert Lynne, 2606 S Salida del Sol, spoke regarding the Laguna Shores tennis courts.

Homeowner Joan Long, 1803 W Kiowa, spoke regarding assessments.

Homeowner Gary Smith, 2746 W Madero, spoke regarding assessments, homeowner keys, and addition of a spa to amenities.

**Dobson District
Crime Report:**

May's report was included in the packet.

**Presidents
Report:**

President, Susan Powers gave a report.

**Approval of
The Minutes:**

MOTION: Bob Radisich made a motion to approve the May meeting minutes. Frank Mizner seconded. Motion carried.

**Directors
Report:**

Executive Director, David Jones gave the Directors Report.

Committee Reports:

The Member Services / Marketing Committee

President, Susan Powers, reported that the new website is coming along; the committee and staff are working with the designer.

Finance Management Committee

Treasurer, Stacy Holmstedt reviewed the financial highlights and variance report.

Master Planning Committee

President Susan Powers, spoke on behalf of the committee. **MOTION:** Frank Mizner motioned to appoint Bob Radisich as chair to the Master Planning Committee. Stacy Holmstedt seconded. Motion carried.

Water Management Committee

Ron Magaw discussed that the committee did not meet this month and that there is the possibility of the lakes needing to take on more water than usual due to the golf courses management of water in Lake 6.

Recreation Committee

Sarah Funtowicz spoke on behalf of the Recreation Committee reporting that La Casitas pool has picked up in numbers, summer camp has 60 kids enrolled this year, and the ice cream social is on July 17.

New Business:

HOA Software: The software matrix and information was reviewed. **MOTION:** Ron Magaw motioned to approve, as recommended by the and Finance Committee, the purchase of Caliber software, a reserve expense, not to exceed \$30,000. Stacy Holmstedt seconded the motion. Motion carried.

Truck Replacement: **MOTION:** Bob Radisich motioned to approve the purchase of 2 GMC Canyon trucks, a reserve expense, not to exceed \$53,000, as recommended by the Budget and Finance Committee. Susan Powers seconded the motion. Motion carried.

Additional Event Fencing: **MOTION:** Sarah Funtowicz motioned to approve the purchase of additional event fencing, as recommended by the Budget and Finance Committee, in an amount not to exceed \$2,700. George Tihanyi seconded the motion. Motion carried.

Discussion:

Survey: Homeowner Nate Caine was recognized for his efforts creating and compiling the 2015 survey.

Water Works
Condominium
Sponsorship:

MOTION: Bob Radisich motioned to reject the proposal to sponsor Water Works Condominium. Susan Powers seconded the motion. Motion carried.

Cormorant
Birds:

Discussion of cormorant birds was postponed until action is required.

Homeowner
Request:

Open meeting violation appeal request from homeowner Richard Tasso, 2516 W Monte, was up for discussion. Homeowner was not present; violation was discussed and motioned upon on in Executive Session.

Adjournment:

MOTION: Ron Ricci moved to adjourn the meeting at 8:23 p.m. Bob Radisich seconded. Motion carried.

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

JULY 16, 2015 – 7:00 P.M.

Members

Present:

Susan Powers	President
Sandra Murray	Vice President
Stacy Holmstedt	Treasurer
Sarah Funtowicz	Secretary
Bob Radisich	Member
Frank Mizner	Member
Ron Magaw	Member
Ron Ricci	Member
George Tihanyi	Member

Staff Members

Present:

David L. Jones	Executive Director
Joanna Loftus	Ranchers' Roundup Editor

Call to

Order:

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:05 p.m.

Homeowner

Comments:

Homeowner Gary Smith, 2746 W Madero, spoke regarding the perimeter walls.

Homeowner Jeffery Brosman, 1418 W Mendoza, spoke regarding the audit report and homeowner assessments.

Dobson District

Crime Report:

May's report was included in the packet.

Presidents

Report:

President, Susan Powers gave a report.

Approval of

The Minutes:

MOTION: Bob Radisich made a motion to approve the June meeting minutes. Ron Ricci seconded. Motion carried.

Directors

Report:

Executive Director, David Jones gave the Directors Report.

**Committee
Reports:**

Appointment of Committee Chairs by Consent Agenda:

The Board appoints the following chairs to each committee:

Member Services / Marketing – Susan Powers

Finance Committee – Gary Sattelberger

Master Planning Committee – Bob Radisich

Water Management – Ron Magaw

Recreation Committee – Sarah Funtowicz

Architectural Committee – Frank Mizner

Nomination Committee – Susan Powers

MOTION: Frank Mizner motioned to approve the consent agenda. Stacy Holmstedt seconded the motion. Motion carried.

The Member Services / Marketing Committee

President, Susan Powers, reported regarding the new website stating that staff has had one training and is working closely with the designer. The new website is close to completion possibly going live in August or September.

Finance Management Committee

Treasurer, Stacy Holmstedt reviewed the financial highlights and variance report.

Master Planning Committee

Bob Radisich handed out a listing of 2015 Reserve Projects.

MOTION: Susan Powers motioned to appoint Nathanael Caine to the Master Planning Committee. Ron Ricci seconded. Motion carried. Proposed policy on Capital and Reserve accounts was disseminated; to be on August's agenda.

Water Management Committee

Ron Magaw reported that the committee did not have a quorum this month. Water Management Director, Craig Wilson, is creating a presentation on renovating lake one shelves for Board review.

Recreation Committee

Sarah Funtowicz spoke on behalf of the Recreation Committee reporting that the committee will reconvene in September. Banquet chairs at La Casita have been replaced and new tables are on order; the ice cream social was scheduled for July 17th; and pickleball lessons are on hold as well as pontoon rides due to the weather.

Unfinished Business:

Mission and Vision:

The proposed Mission and Vision statements were distributed.

MOTION: Ron Ricci motioned to accept the proposed mission statement. George Tihanyi seconded. Motion denied.

Sarah Funtowicz read the second mission statement, "Our mission is to make Dobson Ranch the best place to live, work and play. We build a strong sense of community, maintain and raise property values and provide quality activities and amenities for all of our members to enjoy." **MOTION:** Sarah Funtowicz motioned to accept the proposed mission statement. Ron Ricci seconded. Motion carried.

MOTION: Ron Ricci motioned to adopt proposed vision statement. Stacy Holmstedt seconded. Motioned denied.

The Vision statement to be reworked and presented in August.

New Business:

Los Altos Common Area:

The Master Planning Committee recommended the removal of grass that is west of the Los Altos parking lot; staff prepared a drawing and cost estimate for review. **MOTION:** Frank Mizner motioned to approve the Master Planning Committees' recommendation to replace the grass with granite and bushes, in the common area west of the Los Altos parking lot. Bob Radisich seconded. Motion carried.

Ranchers' Roundup Magazine Publishing:

MOTION: Bob Radisich motioned to enter into contract with Valhalla Community Magazines to publish the Ranchers' Roundup in a magazine format. Ron Magaw seconded. Motion carried.

Discussion:

Airplane Noise:

Airplane noise was discussed.

Extended Pool Hours:

MOTION: Ron Ricci motioned to extend the La Casita pool hours by one hour through the month of September. Stacy Holmstedt seconded. Motion carried.

Piano:

Placed on September agenda.

911 Healing Fields
Sponsorship:

MOTION: Susan Powers motioned to not approve requested sponsorship donation for the 911 Healing Fields. Ron Ricci seconded. Motioned carried.

Adjournment: Meeting adjourned at 8:36 p.m.

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

AUGUST 20, 2015 – 7:00 P.M.

Members

Present:

Susan Powers	President
Sandra Murray	Vice President
Stacy Holmstedt	Treasurer
Bob Radisich	Member
Frank Mizner	Member
Ron Ricci	Member
George Tihanyi	Member

Members

Excused:

Sarah Funtowicz	Secretary
Ron Magaw	Member

Staff Members

Present:

David L. Jones	Executive Director
Susan Richards	Associate Community Director

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 Gary Smith, 2746 W Madero, spoke regarding the upcoming October 17 Outdoor Expo / Kids Fishing Tournament.

Homeowner Joan Long, 1803 W Kiowa, spoke regarding homeowner assessments.

Homeowner Harold Dietrich, 1334 W Lindner, spoke regarding the Associations' participation in patriotic holidays.

Dobson District

Crime Report:

July's report was included in the packet.

Presidents

Report:

President, Susan Powers gave a report.

Approval of

The Minutes:

MOTION: Bob Radisich made a motion to approve the July meeting minutes. George Tihanyi seconded. Motion carried.

Directors

Report:

Executive Director, David Jones gave the Directors Report.

Committee Reports:

The Member Services / Marketing Committee

President, Susan Powers, reported regarding the new website stating that the new website is close to completion and should go live by the end of September.

Finance Management Committee

Treasurer, Stacy Holmstedt reviewed the financial highlights and variance report.

Master Planning Committee

Bob Radisich reported the committee met and is working on a five year plan; Brook Edge tennis court refurbishing is being reviewed and will be on the September agenda; and Lake 3 inlet pipe is scheduled to be cleaned of debris and sediment.

Water Management Committee

The Water Management Committee did not meet this month.

Recreation Committee

The Recreation Committee did not meet this month; meetings will resume in September.

Ad Hoc Committee

Frank Mizner reported that the committee has reviewed the Bylaws and Architectural Control Committee Guidelines and have worked on proposed Common Area Guidelines. Red lined versions of the revised documents will be presented in October and voted on in November.

Architectural Control Committee

Frank Mizner reported on the magnitude of submissions which are being processed and on the recent technological changes to the process, saving time and money.

Unfinished Business:

Vision:

MOTION: Bob Radisich motioned to accept the first proposed vision statement. Frank Mizner seconded. Motion denied.

MOTION: Bob Radisich motioned to accept the second proposed vision statement, as revised, "Dobson Ranch, one of Arizona's first planned communities, has a proud and established reputation. With classic neighborhood charm and a vibrant atmosphere, it is a beautiful sustainable community located in the heart of the East Valley. The Dobson Association will continue to lead the way by making Dobson Ranch the premier community of choice." Stacy Holmstedt seconded. Motion carried.

**Reserve Capital
Policy:**

MOTION: Frank Mizner motioned to approve the policy as proposed, "All spending from Capital accounts requires BOD approval. All Reserve account spending over \$3000 requires BOD approval. If Reserve items are bid at less than \$3000, the Master Planning committee will confirm the need to spend on this item, and the committee will notify BOD of the expense, but BOD approval is not needed. The Reserve item is then flagged for future reference. If it again is bid at less than \$3000 the next time it comes up, it is handled as above, except that the item is then deleted from the Reserve Account list, and future expenses on this item should be made from Operating account." Ron Ricci seconded. Motioned carried.

New Business:

Facility Rates:

MOTION: Bob Radisich motioned to approve the drafted Facilities Rate Schedule as recommended by the Budget and Finance Committee, with the revision of not increasing the resident meeting rates. Ron Ricci seconded. Motion carried.

Server:

MOTION: Ron Ricci motioned to continue this item to the September Board Meeting. Bob Radisich seconded. Motion carried.

Reserve Items:

MOTION: Stacy Holmstedt motioned to accept staffs' recommendation on reserve items as outlined: to purchase landscape granite replenish in the amount not to exceed \$9,300 for the Northern Common Area and to recoat the La Casita rooftop in the amount not to exceed \$5,000. To transfer funds in the amount of \$3,500 for the co-share of walls off of Lake 1 and off of an HOA scupper; and to transfer funds in the amount of \$2,899 for the cost of two Dell computers. Bob Radisich seconded. Motion carried.

Discussion:

**Homeowner
Recognition:**

Homeowner Nate Caine was recognized for his work on the 2015 survey and presented with the "Dragonfly Award".

**September
Meeting:**

Frank Mizner and Ron Ricci will be out of town during the next Board of Directors meeting.

Adjournment:

Meeting adjourned at 8:37 p.m.

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

SEPTEMBER 17, 2015 – 7:00 P.M.

Members

Present:

Susan Powers	President
Sandra Murray	Vice President
Stacy Holmstedt	Treasurer
Sarah Funtowicz	Secretary
Bob Radisich	Member
Ron Magaw	Member
George Tihanyi	Member

Members

Excused:

Frank Mizner	Member
Ron Ricci	Member

Staff Members

Present:

David L. Jones	Executive Director
Susan Richards	Associate Community Director
Emma Kroum	Associate Director of Finance

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 Nate Caine, 1325 W Keats, spoke regarding homeowner assessments.

Homeowner John Ronald Magaw, 2129 S El Marino, spoke regarding Code Compliance reporting in the Ranchers' Roundup.

Dobson District

Crime Report:

August's report was included in the packet.

Presidents

Report:

President, Susan Powers gave a report.

Stacy Holmstedt recused herself from voting on the Piano agenda item.

Approval of

The Minutes:

MOTION: Bob Radisich made a motion to approve the August meeting minutes. George Tihanyi seconded. Motion carried.

**Directors
Report:**

Executive Director, David Jones gave the Directors Report.

**Committee
Reports:**

The Member Services / Marketing Committee

President, Susan Powers, reported that the new website is completed and will go live by the end of September.

Finance Management Committee

Treasurer, Stacy Holmstedt reviewed the financial highlights and variance report.

Master Planning Committee

Bob Radisich reported the committee will meet at the end of the month and disseminated a handout regarding assessments.

Water Management Committee

Ron Magaw reported on the City of Mesa golf course retention basins and Lake 6 SRP draw; and that the recent report from Aquatic Consulting on our lakes' water was good.

Recreation Committee

Sarah Funtowicz reported that the committee met for the first time after the summer hiatus. Summer events and programs were successful and the committee is looking forward to all of the fall events.

Ad Hoc Committee

N/A

Architectural Control Committee

N/A

**Unfinished
Business:**

Piano:

MOTION: Sarah Funtowicz motioned to donate the piano to "Play Me I'm Yours". George Tihanyi seconded. Motion carried.

Brookedge
Court:

Usage of Brookedge Tennis Court was discussed.

New Business:

Budget:

The proposed 2016 Budget was discussed. No action was taken.

- Courts:** **MOTION:** Bob Radisich motioned to use Marburger for the court work at Saratoga, Brookedge, Los Altos, and Laguna Shores, a reserve expense in an amount not to exceed \$225,000. Sandra Murray seconded. Motion carried.
- Softball Sponsorship:** **MOTION:** Sarah Funtowicz motioned to sponsor the Dobson Ranch Softball Team in an amount of \$1,050.00 for the 2016 season. Stacy Holmstedt seconded. Motion carried.
- Saratoga Banquet Furniture:** **MOTION:** Stacy Holmstedt motioned to approve purchase of replacement chairs for Saratoga, from Markets West, a reserve expense not to exceed \$2,579.00. George Tihanyi seconded. Motion carried.
- Contingency / La Casita Electrical:** **MOTION:** Stacy Holmstedt motioned to approve reclassifying \$4,658.50 for electrical work at La Casita from 6410 Outside Contract Services to 6033 Contingency. George Tihanyi seconded. Motion carried.
- Office Furniture:** **MOTION:** Bob Radisich motioned to approve purchase of Friant cubicles, a reserve expense not to exceed \$12,750.00, from Arizona Office Liquidators & Designs. Stacy Holmstedt seconded. Motion carried.
- Discussion:** N/A
- Adjournment:** Meeting adjourned at 8:29 p.m.

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

OCTOBER 15, 2015 – 7:00 P.M.

**Members
Present:**

Susan Powers	President
Sandra Murray	Vice President
Stacy Holmstedt	Treasurer
Sarah Funtowicz	Secretary
Frank Mizner	Member
Ron Ricci	Member
Ron Magaw	Member
George Tihanyi	Member

**Members
Excused:**

Bob Radisich	Member
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Bob Radisich appointed member Sarah Funtowicz as his proxy appointment for the October 15, 2015 meeting.

**Staff Members
Present:**

David L. Jones	Executive Director
Susan Richards	Associate Director of Community Relations
Emma Kroum	Associate Director of Finance
Dennis Melgreen	Associate Director of Facilities

**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 Nate Caine, 1325 W Keats, spoke regarding CC&R issues, the new website, and staff titles / functions.

**Presidents
Report:**

President, Susan Powers gave a report.

**Approval of
The Minutes:**

MOTION: Sarah Funtowicz made a motion to approve the September meeting minutes. Stacy Holmstedt seconded. Motion carried. Frank Mizner and Ron Ricci abstained from voting.

**Directors
Report:**

Executive Director, David Jones gave the Directors Report.

**Committee
Reports:**

The Member Services / Marketing Committee

President, Susan Powers, reported that the new website is live.

Finance Management Committee

Treasurer, Stacy Holmstedt reviewed the financial highlights and variance report.

Master Planning Committee

President, Susan Powers, reported that the committee met last month to discuss the reserves and items that were requested for the staff to research for strategy planning. The committee plans to meet again in January.

Water Management Committee

Ron Magaw reported that there was no quorum for the October meeting; it was an informal discussion.

Recreation Committee

Frank Mizner reported the Committee met to discuss past and current events, numerous events occur this time of year: Golf Tournament, garage sale, Fishing Tournament, Pickleball kids' clinic, Fall Festival, Winter Wonderland, and Breakfast with Santa.

Ad Hoc Committee

Frank Mizner reported the Committee has met seven times since June and that the revised Bylaws will be on the November agenda.

Architectural Control Committee

Frank Mizner reported there are numerous improvements occurring throughout the Ranch. On average 65 Architectural Applications are processed per month.

**Unfinished
Business:**

Lake 1 Shelf: Postponed to the November Board of Directors meeting.

New Business:

CC&R Reporting: The most recent two report styles printed in the Ranchers' Roundup to be reinstated.

Budget: **MOTION:** Ron Ricci motioned that the assessment, as recommended by the Budget and Finance Committee, remain the same as 2015, no increase, and no decrease; adopting the

budget with recommended changes from the Budget and Finance Committee. Ron Magaw seconded. Motion carried.

Communication Policy:

Communication policy suggestions and revisions: Items may be redundant to the Employee Manual removed; social media section removed and made into an SOP; website section removed and made into an SOP. Revised policy to be placed on the November Board of Directors agenda.

Tai Chi:

Susan Powers reviewed the known history of Tai Chi classes. After discussion, it was decided beginning in January 2016 Tai Chi classes will be charged for.

Saratoga Flooring:

MOTION: Frank Mizner motioned to replace the Saratoga floor and to use Redi Carpet to install Mohawk vinyl wood flooring, a reserve expense, as recommended by the Budget and Finance Committee, in an amount not to exceed \$3,300.00. Ron Ricci seconded. Motion carried.

Perimeter Walls – Reserves:

MOTION: Frank Mizner motioned to remove the Perimeter Walls line item from the Reserves as recommended by the Master Planning Committee. Ron Ricci seconded. Motion carried.

Discussion:

N/A

Adjournment:

Meeting adjourned at 9:06 p.m.

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

NOVEMBER 19, 2015 – 7:00 P.M.

Members

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

Members

Excused:	George Tihanyi	Member
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Staff Members

Present:	David L. Jones	Executive Director
	Susan Richards	Associate Director of Community Relations
	Emma Kroum	Associate Director of Finance
	Dennis Melgreen	Associate Director of Facilities
	Craig Wilson	Associate Director of Water Management

**Call to
Order:**

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:04 p.m.

**Homeowner
Comments:**

Homeowner Jeffery Brosman, 1418 W Mendoza, spoke regarding homeowner assessments.

Homeowner, Robert Palmer, 2623 S Playa, spoke regarding potted cacti on his neighbors' property.

**Presidents
Report:**

President, Susan Powers gave a report.

**Approval of
The Minutes:**

MOTION: Frank Mizner made a motion to approve the October meeting minutes. Ron Ricci seconded. Motion carried.

**Directors
Report:**

Executive Director, David Jones gave the Directors Report.

**Committee
Reports:**

The Member Services / Marketing Committee

President, Susan Powers, reported that the committee will meet next month to review website feedback.

Finance Management Committee

Treasurer, Stacy Holmstedt reviewed the financial highlights and variance report.

Jason Tauber resigned from the Budget and Finance committee after six years as a volunteer.

MOTION: Susan Powers motioned to approve Jan Walters as a committee member of the Budget and Finance Committee. Frank Mizner seconded. Motion carried.

Master Planning Committee

Bob Radisich reported that the committee will meet again in January.

Water Management Committee

Ron Magaw reported that the SRP dry-up begins November 20.

Recreation Committee

Sarah Funtowicz reported that the Committee did not meet this month. The Halloween event was well attended with around 1,200 attendees, as was the Fall Festival with around 500. Staff is preparing for Winter Wonderland on December 5 and breakfast with Santa on December 12.

Ad Hoc Committee

Frank Mizner reported the Committee has met ten times since June and has reviewed the Bylaws, the Architectural Control Committee Guidelines, and are creating Common Area Guidelines.

Architectural Control Committee

Frank Mizner reported there are numerous improvements occurring throughout the Ranch. In October 75 Architectural Applications were processed.

**Unfinished
Business:**

Lake 1 Shelf: **MOTION:** Ron Ricci motioned to approve a reserve expense in the amount not to exceed \$7,500, to hire a professional engineer to give an opinion on the lake shelving and to include a soil condition & seawall strength test for the lake shelf project, as recommended by the Budget and Finance Committee. Stacy Holmstedt seconded. Motion carried.

New Business:

Bylaws: Frank Mizner reviewed the significant changes to the document.

The Board of Directors recommended that the Association attorney review all of the Association documents which the AdHoc committee revises.

Los Altos
Electrical:

MOTION: Frank Mizner motioned to approve Wil-Ray to complete the electrical repair at Los Altos, as recommended by the Budget and Finance Committee, a reserve expense not to exceed \$14,800. Bob Radisich seconded. Motion lost.

MOTION: Frank Mizner motioned to approve Wil-Ray, as recommended by the Budget and Finance Committee, to complete the electrical repair at Los Altos, a reserve expense not to exceed \$16,000, with funds to add electrical to the dock. Ron Ricci seconded. Motion carried.

Saratoga Room
Rates:

MOTION: Bob Radisich motioned to approve the Budget and Finance Committees' recommendation of increasing the Saratoga rental rate \$10 for special events as suggested by staff. Frank Mizner seconded. Motion carried.

Chair Rental
Rates:

MOTION: Susan Powers motioned to approve increasing the chair rental deposit as recommended by staff. Stacy Holmstedt seconded. Motion carried.

Capital
Purchases:

MOTION: Bob Radisich motioned to approve re-classifying the pickleball equipment in the amount of \$2,800 from operations account to Capital Funds, as recommended by the Budget and Finance Committee. Frank Mizner seconded. Motion carried.

Holiday Hours:

MOTION: Stacy Holmstedt motioned to close the office on December 24, 2015. Susan Powers seconded. Motion carried.

Discussion: N/A

Adjournment: Meeting adjourned at 8:44 p.m.

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

DECEMBER 17, 2015 – 7:00 P.M.

Members

Present: Susan Powers President
Stacy Holmstedt Treasurer
Sarah Funtowicz Secretary
Frank Mizner Member
Ron Ricci Member
Ron Magaw Member
Bob Radisich Member
George Tihanyi Member

Members

Excused: Sandra Murray Vice President

Staff Members

Present: David L. Jones Executive Director
Susan Richards Associate Director of Community Relations
Emma Kroum Associate Director of Finance
Craig Wilson Associate Director of Water Management

**Call to
Order:**

Roll call was performed and with quorum being met the meeting was called to order by President Susan Powers at 7:03 p.m.

**Homeowner
Comments:**

Homeowner Nathanael Caine, 1325 W Keats, spoke regarding homeowner block walls throughout the Ranch.

Homeowner, Gary Smith, 2746 W Madero, informed the Board of a situation concerning his neighbors.

Presidents

Report: President, Susan Powers gave a report.

**Approval of
The Minutes:**

MOTION: Sarah Funtowicz made a motion to approve the November meeting minutes. Frank Mizner seconded. Motion carried.

Directors

Report: Executive Director, David Jones gave the Directors Report.

**Committee
Reports:**

The Member Services / Marketing Committee

President, Susan Powers, reported that the committee will meet next month to review website feedback and the Communications Policy.

Finance Management Committee

Treasurer, Stacy Holmstedt, reviewed the financial highlights and variance report.

Master Planning Committee

Bob Radisich reported that the Committee will meet again January 15, 2016.

Water Management Committee

Ron Magaw reported that the November meeting did not have a quorum.

Recreation Committee

Sarah Funtowicz reported that the Committee did not have a quorum, therefore held an informational meeting. Winter Wonderland and the Santa Breakfast were both well attended events. The Recreation department is preparing for Bark in the Park on Saturday, January 23rd at Laguna Park

Ad Hoc Committee

Frank Mizner reported the Committee has met eleven times since June and has reviewed the Bylaws, the Architectural Control Committee Guidelines, and are creating Common Area Guidelines.

Architectural Control Committee

Frank Mizner reported there are numerous improvements occurring throughout the Ranch. In November 38 Architectural Applications were processed. The Committee met in December to review a declined Architectural Application.

**Unfinished
Business:**

Lake 1 Shelf:

Craig Wilson reported that the engineer hired to give an opinion on the lake shelving and test the soil / shelf strength was delayed in testing due to rain. The engineer will report at the next Board of Directors meeting in January.

MOTION: Sarah Funtowicz motioned to pay Craig Wilson out of the Reserve Fund for additional hours associated with the Lake Shelf project. Ron Magaw seconded. Motion carried.

New Business:

City of Mesa Lake
Use Request:

MOTION: Frank Mizner motioned to authorize the Executive Director to allow the City of Mesa's adaptive kayaking program to use the Associations' lake on Mondays from 5:30-7pm beginning 2/22 through 4/25. The City of Mesa to provide a certificate of insurance. Bob Radisich seconded. Motion carried.

Residential
Architectural
Guidelines:

Frank Mizner spoke regarding the AdHoc Committees' work on the Architectural Guidelines; pointing out the major changes, soliciting feedback, and explaining the process for approval. The Residential Architectural Guidelines will be placed on a future agenda for approval after attorney review.

Adjournment:

Meeting adjourned at 8:29 p.m.