

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

**JANUARY 21, 2016 – 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
George Tihanyi	Member

**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 7:10 p.m.

**Homeowner Comments:**

Homeowner Joan Long, 1803 W Kiowa, spoke regarding the Board of Directors election process.

Homeowner, Daniel Denniston, 2637 W Laguna Azul, spoke regarding lighting at the Saratoga facility.

**Presidents Report:**

President, Susan Powers gave a report.

**Approval of the Minutes:**

**MOTION:** Bob Radisich made a motion to approve the December 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 gave a report.

**Finance Management Committee**

Treasurer, Stacy Holmstedt gave a report.

**Master Planning Committee**

Bob Radisich gave a report.

**Water Management Committee**

Ron Magaw gave a report.

**Recreation Committee**

Frank Mizner gave a report.

**Architectural Control Committee**

Frank Mizner gave a report.

**Ad Hoc Committee**

Frank Mizner gave a report.

**Unfinished Business:**

**Lake 1 Shelf:**

Frank Costello, Terrane Engineering Corporation spoke regarding his report, "Geotechnical Exploration for Lake 1 Shoreline Refurbishment". The Board of Directors recommended that costs incorporating Terrane Engineering's recommendations be prepared.

**New Business:**

**Officer Resignation:**

**MOTION:** Frank Mizner motioned to accept with regret Sarah Funtowicz' resignation as Secretary. Bob Radisich seconded. Motion carried.

**Appointment of Officer:**

Frank Mizner nominated Ron Magaw as Secretary. Ron Magaw declined the nomination. Ron Magaw nominated George Tihanyi; George Tihanyi accepted the nomination. **MOTION:** Frank Mizner motioned that George Tihanyi be appointed as Secretary. Susan Powers seconded. Motion carried.

**Common Area Guidelines:**

Frank Mizner spoke regarding the AdHoc Committees' work on the Common Area Guidelines; soliciting feedback and explaining the process for approval.

**Baseline and Dobson Drain:**

Executive Director, David Jones, reviewed the update from the City of Mesa on how the drainage will be corrected.

**Rental of Common Area:**

**MOTION:** Frank Mizner motioned to approve the "Park Rental Application Form" as presented. Sarah Funtowicz seconded. Motion denied.

**MOTION:** Sarah Funtowicz motioned to create a form that allows residents to reserve the Laguna Park Ramada. Stacy Holmstedt seconded. Motion denied.

The Board of Directors recommended recreating the form to be called a "Use" form, remove county health information, and remove fees; to be on the February agenda.

**Lake Use Request:**

**MOTION:** Ron Ricci motioned to approve the lake usage requests by Tempe Junior Crew, Inc. and Tempe Town Lake Boating. Ron Magaw seconded. Motion carried.

**2016 Election:**

Staff recommended utilizing a third party to receive and tally the ballots for the 2016 Board of Directors election. **MOTION:** Ron Ricci motioned to keep the election process the same, continue with the Standard Operating Procedure documentation, and include the Vote Supervision Committee. Bob Radisich seconded. Motion denied.

The Board of Directors requested the item to be on the February agenda with staff exploring the option of having a third party oversee the counting the day of the election, with Bob Radisich to work with the Vote Supervision Committee to build a Standard Operating Procedure for their committee.

**Discussion:**

**Designation of Association Property:**

**MOTION:** Bob Radisich motioned to approve designating Frisbee Park, changing the name to Dennis Kavanaugh Park. George Tihanyi seconded. Motion denied.

**MOTION:** Frank Mizner motioned that the Ad Hoc Committee develop an appropriate policy on designating Association property. Ron Ricci seconded. Motion carried.

**Adjournment:** Meeting adjourned at 9:32 p.m.

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

**FEBRUARY 18, 2016 – 7:00 P.M.**

**Members Present:**

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

**Staff Members Present:**

David L. Jones	Executive Director
Susan Richards	Associate Director of Community Relations
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 7:09 p.m.

**Homeowner Comments:**

Homeowner Kathleen Hinkle, 2471 S Playa, spoke regarding the tennis professional.

Homeowner, Patricia Smith, 2457 S Gaucho, spoke regarding a gate at Frisbee Park.

Homeowner, Nathanael Caine, 1325 W Keats, spoke regarding the Vote Supervision Committee and the Master Planning Committee.

Homeowner, Joan Long, 1803 W Kiowa, spoke regarding the lake wall maintenance process.

**Presidents Report:**

President, Susan Powers gave a report.

**Approval of the Minutes:**

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

**Directors Report:**

Executive Director, David Jones gave the Directors Report.

**Committee Reports:**

**The Member Services / Marketing Committee**

President, Susan Powers gave a report.

**Finance Management Committee**

Treasurer, Stacy Holmstedt gave a report.

**Master Planning Committee**

Bob Radisich gave a report.

**Water Management Committee**

Ron Magaw gave a report.

**Recreation Committee**

Frank Mizner gave a report.

**Architectural Control Committee**

Frank Mizner gave a report.

**Ad Hoc Committee**

Frank Mizner gave a report.

**Unfinished Business:**

**Server:**

**MOTION:** Ron Ricci motioned to table the server agenda item. Ron Magaw seconded. Motion died for lack of a vote.

**MOTION:** Ron Ricci motioned to have the IT consultant look at the Caliber master service agreement for cloud based hosting versus owning an on-site server; plus a cost analysis. Stacy Holmstedt and Ron Ricci to speak with the consultant and present the results. Stacy Holmstedt seconded. Motion carried.

**Election Process:**

**MOTION:** Frank Mizner motioned to approve the Annual Ballot Mailing and the Annual Meeting Agenda as submitted. Sarah Funtowicz seconded. Motion carried.

**MOTION:** Frank Mizner motioned to retain Butler Hansen, Certified Public Accountants, for a cost of \$1500.00 to receive and count ballots for the 2016 Board of Directors election. Susan Powers seconded. Stacy Holmstedt recused herself from voting. Motion carried.

**New Business:**

**ADWR Report:**

**MOTION:** Frank Mizner motioned to approve the Arizona Department of Water Resources report as submitted. Stacy Holmstedt seconded. Motion carried.

**Mower (Reserve Item):**

**MOTION:** Stacy Holmstedt motioned to purchase a 2016 Exmark Navigator a reserve expense not to exceed \$17,000. Ron Ricci seconded. Motion carried.

**Event Signage:**

**MOTION:** Bob Radisich motioned to approve the capital purchase of signage and frames up to \$11,000.00. Ron Magaw seconded. Motion died for lack of a vote.

**MOTION:** Frank Mizner motioned for event signage information to be presented at the March Budget and Finance meeting with an estimated cost of the sign riders going forward. Sandra Murray seconded. Motion carried.

**Women's Club Sponsorship:**

**MOTION:** Ron Ricci motioned to postpone voting on the sponsorship. Sandra Murray seconded. Motion carried.

**Discussion:**

**Park Reservation Application:**

**MOTION:** Sarah Funtowicz motioned to approve the Park Reservation Form with stipulations. Bob Radisich seconded. Motion carried.

**Adjournment:** Ron Ricci motioned to adjourn. George Tihanyi seconded. Meeting adjourned at 9:00 pm.

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

**March 17, 2016 – 7:00 P.M.**

**Members Present:**

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

**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 7:06 p.m.

**Homeowner Comments:**

Homeowner, Manelle Williamson, 2519 W Madero, spoke regarding microphones utilized at the Board of Director meetings plus social media.

**Presidents Report:**

President, Susan Powers gave a report.

**Approval of the Minutes:**

**MOTION:** Stacy Holmstedt made a motion to approve the February 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 gave a report.

**Finance Management Committee**

Treasurer, Stacy Holmstedt gave a report.

**Master Planning Committee**

Bob Radisich gave a report.

**Water Management Committee**

Ron Magaw gave a report.

**Recreation Committee**

Frank Mizner gave a report.

**Architectural Control Committee**

Frank Mizner gave a report.

**Ad Hoc Committee**

Frank Mizner gave a report.

**Unfinished Business:**

**Women's Club Sponsorship:**

**MOTION:** Sarah Funtowicz motioned to approve the Women's Club sponsorship in an amount of \$500.00. Ron Ricci seconded. Motion carried.

**Residential Architectural Guidelines:**

**MOTION:** Bob Radisich motioned to approve the Architectural Guidelines with stipulations: to remove "*in a given year*" from section 2.2.2; to add the word "visible" to the first sentence of 2.7.1 Storage Sheds, Green Houses, and Permanent Structures prior to "*gas tanks*"; to reorganize section 2.10.1 Holiday Lights and Decorations and section 2.13.1 Outside Lighting to be organized next to each other; and to move section 2.12.1 Storing of Vehicles under section 2.9 Vehicles. Ron Magaw seconded. Motion carried.

**Bylaw Officer Position:**

Frank Mizner and Sarah Funtowicz recused themselves regarding this agenda item. **MOTION:** Susan Powers motioned to keep the 2012 Bylaw, regarding qualifications for Board of Director officer positions, as is. Bob Radisich seconded. Motion carries.

**Bylaws:**

**MOTION:** Ron Ricci motioned to adopt the Bylaws as written with the stipulation to remove the second word "*are*" from section 9.3 Term. Ron Magaw seconded. Motion carries.

**Postponement of Unfinished Business:**

**MOTION:** Frank Mizner motioned to postpone the discussion of "Unfinished Business" until "New Business" agenda items were resolved. George Tihanyi seconded. Motion Carried.

**New Business:**

**Dobson Dolphins Swim Team Sponsorship:**

**MOTION:** Stacy Holmstedt motioned to approve the Dobson Dolphins Swim Team sponsorship in the amount of \$500.00. Ron Ricci seconded. Motion carried.

**Fish Club Sponsorship:**

**MOTION:** Ron Ricci motioned sponsor the adult fishing tournament for an amount of \$300.00; the club will keep the entry fees and attend the Water Conservation Fair. Bob Radisich seconded. Motion carried.



**Unfinished Business:**

**Server / Caliber Software**

**MOTION:** Sarah Funtowicz motioned to approve Caliber software cloud based hosting option up to \$20,000.00, a reserve expense. Bob Radisich seconded. Motion carried.

**Event Signage:**

Postponed until May Board of Directors meeting.

**Communications Policy:**

**MOTION:** Susan Powers motioned to approve the Communications Policy with stipulations: website changed to dobsonranch.com; verbiage, *"We take no political stance on political candidates."* added; and formatting changed to match recently revised documents. Sarah Funtowicz seconded. Motion carried.

**Adjournment:** Ron Magaw motioned to adjourn. Bob Radisich seconded. Meeting adjourned at 9:06 pm.

**THE DOBSON ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES OF ORGANIZATIONAL MEETING  
APRIL 21, 2016 – 7:00 P.M.**

**Members Present:**

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

**Staff Members Present:**

David L. Jones Executive Director  
Susan 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 Powers at 7:02 p.m.

**Election of Board Officers:**

**Association President:** Frank Mizner nominated Susan Powers for President, Susan did not accept the nomination. Susan Powers nominated Frank Mizner for President. Frank accepted the nomination. The Board of Directors voted and elected Frank Mizner as Association President.

**Association Vice President:** Ron Ricci nominated Sandra Murray for Vice President; Sandra accepted the nomination. Stacy Holmstedt nominated Susan Powers for Vice President; Susan accepted the nomination. Ron Magaw nominated himself for Vice President and accepted the nomination. The Board of Directors voted and elected Susan Powers as Association Vice President.

**Association Treasurer:** Laurie Moe nominated Bob Radisich for Treasurer; Bob accepted the nomination. There were no other nominations for Treasurer. The Board of Directors voted and elected Bob Radisich as Association Treasurer.

**Association Secretary:** George Tihanyi nominated Stacy Holmstedt for Secretary; Stacy did not accept the nomination. Stacy Holmstedt nominated Laurie Moe for Secretary; Laurie accepted the nomination. Ron Magaw nominated George Tihanyi for Secretary; George did not accept the nomination. The Board of Directors voted and elected Laurie Moe as Association Secretary.

**Workshop Reschedule Date:** Rescheduling the Board of Directors Workshop date to either May 14, 2016 or May 21, 2016 was discussed.

**Adjournment:** Ron Ricci motioned to adjourn. Bob Radisich seconded. Meeting adjourned at 7:27 pm.

**THE DOBSON ASSOCIATION, INC.  
MINUTES OF ANNUAL MEETING  
April 12, 2016 - 7:00 P.M.**

**Board of Directors**

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

**Staff Members**

<b>Present:</b>	David Jones	Executive Director
	Susan Richards	Associate Director of Community Relations

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

**Approval of 2015 Minutes:** John Hurlbut made a motion to accept the 2015 annual meeting minutes. Motion carried.

**Treasurer's Report:** Treasurer, Stacy Holmstedt gave the treasurer's report and introduced Paul Hansen of the audit firm Butler, Hansen P.C. Paul Hansen reported that the Association audit received an unqualified opinion, assets are fairly represented and income is complete.

**Volunteer Recognition:** Frank Mizner and George Tihanyi recognized numerous volunteers of the Association.

**Election Results:** Bob Radisich reported the election results. The newly elected Board of Directors: Stacy Holmstedt, Laurie Moe, and Sandra Murray.

**Homeowner  
Comments:**

Ronald White, 2054 S Rogers, spoke regarding assessments and speeding near his home.

Charles Hasler, 1707 W Kiowa, spoke regarding rental properties and parking on the street.

Nathanael Caine, 1325 W Keats, spoke regarding transparency and the 2014 Board of Director election.

Jeffery Brosman, 1418 W Mendoza, spoke regarding the Associations financials and assessments.

Ramasami Thiyagarajan, 2219 S Elm, gave his time to homeowner Jeffery Brosman.

**Adjournment:**

With no further business the meeting adjourned at 7:58 p.m.

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

**June 16, 2016 – 7:00 P.M.**

**Members Present:**

Frank Mizner	President
Susan Powers	Vice President
Bob Radisich	Treasurer
Laurie Moe	Secretary

**Excused Absence:**

Stacy Holmstedt	Member
Ron Magaw	Member
Sandra Murray	Member
Ron Ricci	Member
George Tihanyi	Member

**Staff Members Present:**

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

**Call to Order:**

Roll call was performed. Members voting by proxy: Ron Magaw, George Tihanyi, and Stacy Holmstedt. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

**Homeowner Comments:**

Homeowner, Patricia Smith, 2457 S Gaucho, commented code compliance in her neighborhood.

Homeowner, Neil Elliott, 2415 W Impala Circle, commented on maintaining property values, rental properties, and code compliance enforcement.

Homeowner, Stephen Sparks, 2420 W Isabella, commented on extending summer pool hours at all Association pools.

**Presidents Report:**

President, Frank Mizner gave a report.

**Approval of the Minutes:**

**MOTION:** Bob Radisich made a motion to approve the May meeting minutes. Susan Powers seconded. Motion carried.

**Directors Report:**

Executive Director, David Jones gave the Directors Report.

**Committee Reports:**

**The Member Services / Marketing Committee**

Executive Director, David Jones gave a report.

**Finance Management Committee**

Treasurer, Bob Radisich gave a report.

**Master Planning Committee**

Treasurer, Bob Radisich gave a report.

**Water Management Committee**

President, Frank Mizner gave a report.

**Recreation Committee**

Vice President, Susan Powers gave a report.

**Architectural Control Committee**

Secretary, Laurie Moe gave a report.

**Ad Hoc Committee**

President, Frank Mizner gave a report.

**New Business:**

**Committee Liaisons:**

**MOTION:** Susan Powers motioned to approve the Board of Director committee chairs and liaisons as follows: Stacy Holmstedt, Marketing; Bob Radisich, Budget and Finance; Bob Radisich, Master Planning; Ron Magaw, Water Management; Susan Powers, Recreation; and Laurie Moe, Architectural. Laurie Moe seconded. Motion carried.

**Sponsorship Request:**

**MOTION:** Susan Powers motioned to postpone the request for sponsorship of a Glow Run scheduled for October 14, 2016 at the Dobson Ranch Golf Course, by homeowner Sharon Jarvis, 1367 W Los Lagos Vista, to the July Board of Directors meeting. Frank Mizner seconded. Motion carried.

**City of Mesa Signage Presentation:**

Gordon Sheffield, Zoning Administrator, City of Mesa, gave a presentation on the Cities' Sign Code Update soliciting feedback from the Board of Directors and homeowners.

**Human Resources:**

Human Resources AdHoc Committee was created to explore human resources options.

**Board of Director Policy Document:**

The Board of Director Policy Document was reviewed; with input from the Board of Directors the Association attorney will review, and the document will be on a future agenda for adoption.

**Reserve Study:**

**MOTION:** Bob Radisich motioned to approve the Reserve Study as presented. Susan Powers seconded. Motion carried.

**Adjournment:** Meeting adjourned at 8:35 pm.


**The Dobson Association  
DBA Dobson Ranch Homeowners Association  
Board Proxy Appointment Form**

IN ACCORDANCE WITH ARTICLE 7 SECTION 4 OF THE AMENDED BYLAWS OF  
THE DOBSON ASSOCIATION DBA DOBSON RANCH HOMEOWNERS ASSOCIATION

- This proxy appointment may be used to establish a quorum at a duly called meeting of the Board of Directors.
- This proxy is effective when received by the secretary pro-tem.
- This proxy appointment is effective for the open/executive (circle one or both) Board meeting(s) schedule for the month of June on the 16 day and any additional meetings held between the dates of June 16, 2016 and June 16, 2016.
- This proxy appointment is revocable by the Director appoint the proxy, prior to the scheduled meeting dates as outlined in this proxy.
- Subject to any express limitation, the Association is entitled to accept the proxy's vote or other action as the vote of the Director making the appointment.

This undersigned is entitled to vote on behalf of Stacy Holmstedt, during his/her absence from the above reference Board meeting.

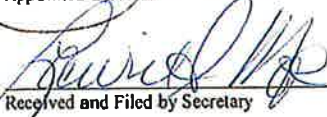
I, Stacy Holmstedt, by affixing my signature below, do hereby appoint, Susan Power, of the Dobson Association to vote on my behalf on any issues at meeting held as indicated above.

  
\_\_\_\_\_  
Appointing Director

6-13-16  
Date

  
\_\_\_\_\_  
Appointed Director

6-16-16  
Date

  
\_\_\_\_\_  
Received and Filed by Secretary

6/16/16  
Date


# The Dobson Association DBA Dobson Ranch Homeowners Association Board Proxy Appointment Form

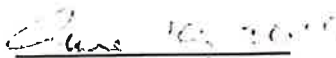
IN ACCORDANCE WITH ARTICLE 7 SECTION 4 OF THE AMENDED BYLAWS OF  
THE DOBSON ASSOCIATION DBA DOBSON RANCH HOMEOWNERS ASSOCIATION

- This proxy appointment may be used to establish a quorum at a duly called meeting of the Board of Directors.
- This proxy is effective when received by the secretary pro-tem.
- This proxy appointment is effective for the open/executive (circle one or both) Board meeting(s) schedule for the month of June on the 16 day and any additional meetings held between the dates of June 16 and June 22.
- This proxy appointment is revocable by the Director appoint the proxy, prior to the scheduled meeting dates as outlined in this proxy.
- Subject to any express limitation, the Association is entitled to accept the proxy's vote or other action as the vote of the Director making the appointment.


This undersigned is entitled to vote on behalf of Ron Magaw, during his/her absence from the above reference Board meeting.

I, Ron Magaw, by affixing my signature below, do hereby appoint, Laurie Moe, of the Dobson Association to vote on my behalf on any issues at meeting held as indicated above.

  
\_\_\_\_\_  
Appointing Director

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Appointed Director

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Received and Filed by Secretary

  
\_\_\_\_\_  
Date



The Dobson Association  
DBA Dobson Ranch Homeowners Association  
Board Proxy Appointment Form

IN ACCORDANCE WITH ARTICLE 7 SECTION 4 OF THE AMENDED BYLAWS OF  
THE DOBSON ASSOCIATION DBA DOBSON RANCH HOMEOWNERS ASSOCIATION

- This proxy appointment may be used to establish a quorum at a duly called meeting of the Board of Directors.
- This proxy is effective when received by the secretary pro-tem.
- This proxy appointment is effective for the open/executive (circle one or both) Board meeting(s) schedule for the month of June on the 17 day and any additional meetings held between the dates of June 10 and June 19, 2016.
- This proxy appointment is revocable by the Director appoint the proxy, prior to the scheduled meeting dates as outlined in this proxy.
- Subject to any express limitation, the Association is entitled to accept the proxy's vote or other action as the vote of the Director making the appointment.

This undersigned is entitled to vote on behalf of George Tihanyi, during his/her absence from the above reference Board meeting.

I, George Tihanyi, by affixing my signature below, do hereby appoint, Frank Mizner, of the Dobson Association to vote on my behalf on any issues at meeting held as indicated above.

George Tihanyi  
Appointing Director

6/9/16  
Date

Frank Mizner  
Appointed Director

6/16/16  
Date

Barbara [Signature]  
Received and Filed by Secretary

6/10/16  
Date

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

**July 21, 2016 – 7:00 P.M.**

**Members Present:**

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

**Excused Absence:**

Ron Magaw	Member
Sandra Murray	Member

**Staff Members Present:**

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

**Call to Order:**

Roll call was performed. Members voting by proxy: Ron Magaw and Sandra Murray via Ron Ricci. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

**Homeowner Comments:**

Homeowner, Michael Anspach, 2255 S Noche de Paz, commented on ideas for additional basketball courts / modifications to current courts.

**Presidents Report:**

President, Frank Mizner gave a report.

**Approval of the Minutes:**

**MOTION:** Susan Powers made a motion to approve the June meeting minutes. Bob Radisich seconded. Motion carried.

**Directors Report:**

Executive Director, David Jones gave the Directors Report.

**Committee Reports:**

**Marketing Committee**

Stacy Holmstedt gave a report.

**Finance Management Committee**

Treasurer, Bob Radisich gave a report.

**Master Planning Committee**

Treasurer, Bob Radisich gave a report.

**Water Management Committee**

President, Frank Mizner gave a report.

**Recreation Committee**

Vice President, Susan Powers gave a report.

**Architectural Control Committee**

Secretary, Laurie Moe gave a report.

**Ad Hoc Document Committee**

President, Frank Mizner gave a report.

**Ad Hoc Human Resources Committee**

President, Frank Mizner gave a report

**Unfinished Business:**

**Glow Run Sponsorship:**

**MOTION:** Bob Radisich motioned to allow signage with no cash donation. Ron Ricci seconded. Motion denied.

**MOTION:** Ron Ricci motioned to deny the sponsorship of the Golfin Glow Run. George Tihanyi seconded. Motion carried.

**Lake One Shelf Refurbishment:**

**MOTION:** Stacy Holmstedt motioned to approve expenses related to the refurbishment of the north side of Lake One as allocated in the reserve study, a reserve expense not to exceed \$38,000. George Tihanyi seconded. Motion carried.

**New Business:**

**Pool Hours:**

**MOTION:** Ron Ricci motioned to keep Los Altos pool open until 8:30 pm Monday through Saturday and La Casita pool open until 9 pm Monday through Saturday through the end of September 2016. Stacy Holmstedt seconded. Motion carried.

**Master Planning Recommendations:**

**Event and Banner Signage:**

**MOTION:** Bob Radisich motioned to fund event and banner signage as a capital expense not to exceed \$3,500.00. George Tihanyi seconded. Motion carried.

**Bollard Lighting:**

**MOTION:** Stacy Holmstedt motioned to approve adding 30 bollard lights at Laguna Park, a capital expense not to exceed \$15,000, and to replace 3 light poles and 18 bollards a reserve expense not to exceed \$14,000. Total expense not to exceed \$29,000. Susan Powers seconded. Motion carried.

**Parking Lot Light Replacement – Los Altos and Saratoga:**

**MOTION:** Susan Powers motioned to approve replacement of parking lot lights at Los Altos and Saratoga, a reserve expense, not to exceed \$18,000. Bob Radisich seconded. Motion carried.

**Benches:**

**MOTION:** Bob Radisich motioned to approve replacing benches a reserve expense not to exceed \$16,000. Susan Powers seconded. Motion carried.

**Laser Cutter:**

**MOTION:** Susan Powers motioned to approve the purchase of a plasma table from Baileigh, not to exceed \$18,000, a capital expense. George Tihanyi seconded. Motion carried.

**La Casita Grande Room Wall Paneling:**

**MOTION:** Susan Powers motioned to approve drywall as proposed in the La Casita Grande Room, a capital expense not to exceed \$2,500. George Tihanyi seconded. Motion carried.

**La Casita Panic Bars:**

**MOTION:** Bob Radisich motioned to approve replacing the panic bars at La Casita, a reserve expense not to exceed \$19,000. George Tihanyi seconded. Motion carried.

**Board Laptops:**

**MOTION:** Susan Powers motioned to approve laptops plus software to be issued to the Board of Directors, a capital expense not to exceed \$10,000. George Tihanyi seconded. Motion carried.

**Utility Vehicles:**

**MOTION:** Bob Radisich motioned to purchase 2 Polaris Ranger 570 vehicles and a utility trailer to replace the maintenance utility vehicle and golf cart, a reserve expense not to exceed \$26,250. Susan Powers seconded. Motion carried.

**Foam Roof:**

**MOTION:** Susan Powers motioned to approve recoating the maintenance yard foam roof using Quality Custom, a reserve expense not to exceed \$5,300. Bob Radisich seconded. Motion carried.

**Arizona Law Changes:**

**Bylaws:**

**MOTION:** Susan Powers motioned to amend the Bylaws as proposed, to reflect new laws: 5.4 REMOVAL *The Members may remove any Director through the process set forth in Arizona Revised Statutes §33-1813, as may be amended. Removal of less than the majority of Board of Directors shall follow section 6.5 Board Vacancies. If a majority of the Board Members or all of the Board of Directors are removed, then the Association must elect their replacements at a duly called special meeting of the members. The special meeting of the members must be held no later than 30 days from the date of the recall meeting. The Board shall retain all documents and other records relating to the removal and replacement of the member(s) of the Board for at least one year and shall permit members to inspect those documents and records. Should all Board Members be removed the Executive Director shall continue to operate day to day business of the Association, independently of Board direction, until a new Board is seated. A member of the Board who is removed is not eligible to serve on the Board again until after the original term has expired.*

6.5 BOARD VACANCIES *In the event of a Board vacancy resulting from a Board Member resignation, removal, or death, the Board of Directors may, at its discretion, appoint a Qualified (Article 5, Section 5.6) Dobson Association member to fill the unexpired term. Appointment shall be by majority vote of the directors at a regularly scheduled meeting of*

*the Association. A member of the Board who is removed is not eligible to serve on the Board again until after the original term has expired. George Tihanyi seconded. Motion carries.*

**Board of Director Elections:**

**MOTION:** Ron Ricci motioned to pursue online voting; with the 2017 budget to reflect this. Susan Powers seconded. Motion carries.

**Compliance Timeframe:**

**MOTION:** Susan Powers motioned to change the compliance timeframe, adding one day to the first step of the process. George Tihanyi seconded. Motion carries.

**Transfer of Funds:**

**MOTION:** Susan Powers motioned to transfer \$1,529.87, reimbursing the operating account from the reserve fund. George Tihanyi seconded. Motion carried.

**Adjournment:** Meeting adjourned at 9:02 pm.

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

**August 18, 2016 – 7:00 P.M.**

**Members Present:**

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

**Staff Members Present:**

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

**Call to Order:**

Roll call was performed. The meeting was called to order by President Frank Mizner at 7:00 p.m.

**Homeowner Comments:**

No homeowner comments.

**Presidents Report:**

President, Frank Mizner gave a report.

**Approval of the Minutes:**

**MOTION:** Susan Powers made a motion to approve the July meeting minutes. Bob Radisich seconded. Motion carried.

**Directors Report:**

Executive Director, David Jones gave the Directors Report.

**Committee Reports:**

**Marketing Committee**

Stacy Holmstedt gave a report.

**Finance Management Committee**

Treasurer, Bob Radisich gave a report.

**Master Planning Committee**

Treasurer, Bob Radisich gave a report.

**Water Management Committee**

Ron Magaw gave a report.

**Recreation Committee**

Vice President, Susan Powers gave a report.

**Architectural Control Committee**

Secretary, Laurie Moe gave a report.

**Ad Hoc Document Committee**

President, Frank Mizner gave a report.

**Ad Hoc Human Resources Committee**

President, Frank Mizner gave a report

**Unfinished Business:**

**Human Resources Recommendation:**

**MOTION:** Susan Powers motioned to proceed with exploring option of PEO. George Tihanyi seconded. Motion carried.

**New Business:**

**Woodcreek Townhomes Rental Co-Share Request:**

**MOTION:** Susan Powers motioned to approve request of \$997.50 to Woodcreek Townhomes for their painting project from the rental co-share fund. Sandra Murray seconded. Motion carried.

**Marketing Committee Charter & Committee Charter Template:**

Charters were reviewed. The recommendation of changing *limited to members* to *limited to residents* was made. Charters to be placed on the September agenda.

**Bylaws – Board of Director Proxies:**

**MOTION:** Bob Radisich motioned to adopt Board of Director proxy change to section 7.4 of the Bylaws, adding the following verbiage, *Notwithstanding any other provisions of these Bylaws, no Board member shall be entitled to act as proxy for more than one (1) Board member for any given Board of Directors meeting.* Ron Magaw seconded. Motion carried.

**Policy Document:**

**MOTION:** Ron Ricci motioned to approve the Policy Document with stated changes; 2.1 *shall* changed to *should* and page 19 J. remove *all*. George Tihanyi seconded. Motion carried.

**Adjournment:** Meeting adjourned at 8:13 pm.

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

**September 15, 2016 – 7:00 P.M.**

**Members Present:**

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

**Excused Absence:**

Ron Magaw	Member
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**Staff Members Present:**

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

**Call to Order:**

Roll call was performed. Ron Magaw voting by proxy via Laurie Moe. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

**Homeowner Comments:**

Homeowner Jeffery Brosman, 1418 W Mendoza, commented on the 2017 budget.

**Presidents Report:**

President, Frank Mizner gave a report.

**Approval of the Minutes:**

**MOTION:** Susan Powers 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:**

**Marketing Committee**

Stacy Holmstedt gave a report.

**Finance Management Committee**

Treasurer, Bob Radisich gave a report.

**MOTION:** Susan Powers motioned to approve Spencer Jarvis as a member of the Budget and Finance Committee. Laurie Moe seconded. Motion carried.

**MOTION:** Ron Ricci motioned to approve Jeffery Brosman as a member of the Budget and Finance Committee. Sandra Murray seconded. Motion lost.



**MOTION:** Ron Ricci motioned to approve Jeffery Brosman as a member of the Budget and Finance Committee with a 90 day trial period. Sandra Murray seconded. Motion lost.

**Master Planning Committee**

Treasurer, Bob Radisich gave a report.

**Water Management Committee**

George Tihanyi and David Jones gave a reports.

**Recreation Committee**

Vice President, Susan Powers gave a report.

**Architectural Control Committee**

Secretary, Laurie Moe gave a report.

**Ad Hoc Document Committee**

President, Frank Mizner gave a report.

**Ad Hoc Human Resources Committee**

President, Frank Mizner gave a report.

**Unfinished Business:**

**Marketing Committee Charter:**

**MOTION:** Susan Powers motioned to adopt the Marketing Committee charter as written. Stacy Holmstedt seconded. Motion carried.

**Committee Charter Template:**

**MOTION:** Susan Powers motioned to adopt the committee charter template as written for utilization by all committees. George Tihanyi seconded. Motion carried.

**New Business:**

**Designation of Frisbee Park:**

**MOTION:** Frank Mizner motioned to designate Frisbee Park to Dennis Kavanaugh. Bob Radisich seconded. Motion postponed to the October meeting.

**2017 Budget:**

**MOTION:** Ron Ricci motioned to approve the 2017 budget as recommended by the Budget and Finance Committee with a 0% increase and a transfer of \$250,000 to the Reserve Fund and \$250,000 to the Capital Fund; with stated changes to 6023 \$8,000, 6101 \$6,000, and the addition of 6107 Sponsorships \$4,000. Bob Radisich seconded. Motion carried.

**Adjournment:** Meeting adjourned at 8:46 pm.

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

**October 20, 2016 – 7:00 P.M.**

**Members Present:**

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

**Excused Absence:**

Stacy Holmstedt	Member
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**Staff Members Present:**

David L. Jones	Executive Director
Maria Clark	Associate Director of Finance
Susan Richards	Associate Director of Community Relations

**Call to Order:**

Roll call was performed. Stacy Holmstedt voting by proxy via Susan Powers. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

**Homeowner Comments:**

Homeowner Joan Long, 1803 W Kiowa, commented on volunteerism and sponsorships within the Association.

**Presidents Report:**

President, Frank Mizner gave a report.

**Approval of the Minutes:**

**MOTION:** Bob Radisich made a motion to approve the September meeting minutes. Susan Powers seconded. Motion carried.

**Directors Report:**

Executive Director, David Jones gave the Directors Report.

**Committee Reports:**

**Marketing Committee**

Sandra Murray gave a report.

**Finance Management Committee**

Treasurer, Bob Radisich gave a report.

**Master Planning Committee**

Treasurer, Bob Radisich gave a report.

**Water Management Committee**

Ron Magaw gave a report.

**Recreation Committee**

Vice President, Susan Powers gave a report.

**Architectural Control Committee**

Secretary, Laurie Moe gave a report.

**Ad Hoc Document Committee**

President, Frank Mizner gave a report.

**Ad Hoc Human Resources Committee**

President, Frank Mizner gave a report.

**Unfinished Business:**

**Designation of Frisbee Park:**

**MOTION:** Frank Mizner motioned to designate Frisbee Park to Dennis Kavanaugh. Susan Powers seconded. Motion carried.

**New Business:**

**Use of Facilities Request – Celebrate Sound Walk:**

**MOTION:** Frank Mizner motioned to authorize East Valley Sertoma Club to utilize the Los Altos facility for the Celebrate Sound Walk, subject to meeting insurance requirements. Susan Powers seconded. Motion carried.

**Late Fee Policy Change:**

**MOTION:** Ron Ricci motioned to approve the proposed changes to Section 2 Budget and Finance of the Policy Document as noted. Bob Radisich seconded. Motion carried.

**Fobs:**

**MOTION:** Bob Radisich motioned to proceed with getting three quotes / bids for the Brivo Fob system. George Tihanyi seconded. Motion carried.

**Playground:**

**MOTION:** Ron Ricci motioned to approve the proposed playground project; installing Flexground surface, as specified in staff report, a capital expense not to exceed \$10,000. George Tihanyi seconded. Motion carried.

**Adjustable Basketball Net – Los Altos**

Postponed to the November meeting.

**Discussion:**

**Board Policy – Section 8 Memorials, Donations and Designation of Association Facilities**

Board of Directors to review; item to be on November agenda.

**Adjournment:** Meeting adjourned at 8:53 pm.

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

**November 17, 2016 – 7:00 P.M.**

**Members Present:**

Frank Mizner	President
Susan Powers	Vice President
Laurie Moe	Secretary
Stacy Holmstedt	Member
Ron Magaw	Member
Sandra Murray	Member
Ron Ricci	Member
George Tihanyi	Member

**Excused Absence:**

Bob Radisich	Treasurer
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**Staff Members Present:**

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

**Call to Order:**

Roll call was performed. Bob Radisich voting by proxy via George Tihanyi. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

**Homeowner Comments:**

Homeowner Corliss Ditton, 2338 W Lindner #36, invited the Board of Directors to a coffee at the Landings.

**Presidents Report:**

President, Frank Mizner gave a report.

**Approval of the Minutes:**

**MOTION:** Susan Powers made a motion to approve the October meeting minutes. George Tihanyi seconded. Motion carried.

**Directors Report:**

Executive Director, David Jones gave the Directors Report.

**Committee Reports:**

**Marketing Committee**

Stacy Holmstedt gave a report.

**Finance Management Committee**

Executive Director, David Jones gave a report.

**Master Planning Committee**

Executive Director, David Jones gave a report.

**Water Management Committee**

Ron Magaw gave a report.

**Recreation Committee**

Vice President, Susan Powers gave a report.

**Architectural Control Committee**

Secretary, Laurie Moe gave a report.

**Ad Hoc Human Resources Committee**

President, Frank Mizner gave a report.

**Unfinished Business:**

**Los Altos Basketball Court – Adjustable Hoops:**

**MOTION:** Ron Ricci motioned to approve adjustable basketball hoops at Los Altos, a reserve expense not to exceed \$3,100.00. Susan Powers seconded. Motion carried.

**New Business:**

**Board Policy – Section 8 Memorials, Donations and Designation of Association Facilities:**

**MOTION:** Ron Magaw motioned to accept policy Section 8 Memorials, Donations and Designation of Association Facilities with stipulations: 8.5.9 *CC&Rs* changed to *Amended Residential Architectural Guidelines* and 8.7 third paragraph, second sentence changed to *The 6" x 6" memorial plaque shall be securely mounted 20" - 24" above the ground.* Stacy Holmstedt seconded. Motion carried.

**La Casita Volleyball Area – Repurpose:**

**MOTION:** Ron Ricci motioned to approve repurposing the La Casita Volleyball area as proposed and proceed with getting bids. George Tihanyi seconded. Motion carried.

**Laguna Park X-Wave Play Equipment:**

**MOTION:** Stacy Holmstedt motioned to approve replacement of the X-Wave Play equipment, a reserve expense, not to exceed \$7,500.00, from Sun State. Susan Powers seconded. Motion carried.

**Adjournment:** Meeting adjourned at 8:00 pm.

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

**December 15, 2016 – 7:00 P.M.**

**Members Present:**

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

**Excused Absence:**

Sandra Murray	Member
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**Staff Members Present:**

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

**Call to Order:**

Roll call was performed. Sandra Murray voting by proxy via Ron Ricci. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m. President Frank Mizner added agenda item under Master Planning Committee Report – Rebranding of Frisbee Park Signage Design.

**Homeowner Comments:** N/A

**Presidents Report:**

President, Frank Mizner gave a report.

**Approval of the Minutes:**

**MOTION:** Susan Powers made a motion to approve the November meeting minutes. George Tihanyi seconded. Motion carried.

**Directors Report:**

Executive Director, David Jones gave the Directors Report.

**Committee Reports:**

**Marketing Committee:**

Stacy Holmstedt gave a report.

**Finance Management Committee:**

Treasurer, Bob Radisich reported there was no meeting held in December.

**Master Planning Committee:**

Treasurer, Bob Radisich gave a report.

**Rebranding of Frisbee Park Signage Design:**

**MOTION:** Susan Powers motioned to implement both Dennis Kavanaugh Park designs: signage and branded gate presented. Frank Mizner seconded. Motion carried.

**Water Management Committee:**

Ron Magaw gave a report.

**Recreation Committee:**

Vice President, Susan Powers gave a report.

**Architectural Control Committee:**

Secretary, Laurie Moe gave a report.

**Ad Hoc Human Resources Committee:**

President, Frank Mizner gave a report.

**Unfinished Business:** N/A

**New Business:** N/A

**Discussion:** N/A

**Adjournment:** Meeting adjourned at 7:45 pm.