

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

January 19, 2017 – 7:00 P.M.

Members Present:

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

Excused Absence:

Laurie Moe	Secretary
Ron Magaw	Member

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 George Tihanyi. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

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 December 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.

Master Planning Committee:

Treasurer, Bob Radisich gave a report.

Water Management Committee:

Associate Director of Water Management, Craig Wilson, gave a report.

Recreation Committee:

Vice President, Susan Powers gave a report.

Architectural Control Committee:

President, Frank Mizner gave a report.

Ad Hoc Human Resources Committee:

President, Frank Mizner gave a report.

UNFINISHED BUSINESS: N/A

NEW BUSINESS:

Sponsorship – Dobson Ranch Softball:

MOTION: Frank Mizner motioned to approve continued sponsorship in 2017, of the Dobson Ranch softball team, in the amount of \$350.00. Susan Powers seconded. George Tihanyi exercised Ron Magaw's vote. Motion carried.

Playground Equipment:

MOTION: Bob Radisich motioned to approve replacement of the Mini Park playground equipment, through Sun State, a reserve expense not to exceed \$22,000.00. George Tihanyi seconded. Motion carried.

Dobson Ranch Signs – Sub-Associations:

MOTION: Ron Ricci motioned to approve producing Dobson Ranch signs for Sub-Associations; charging for materials and labor, with the Sub-Association to install. Bob Radisich seconded. Motion carried.

Event Rental – Certificate of Insurance:

MOTION: Ron Ricci motioned to eliminate the certificate of insurance requirement for event rentals. Stacy Holmstedt seconded. Motion carried.

Los Altos Lap Pool and Deck:

Postponed to the February 2017 agenda.

DISCUSSION:

Boat Docks – Los Altos and Saratoga:

Suggestion of additional dock rental space referred to the Master Planning Committee for review.

Bathrooms – Laguna Park:

Referred to the Master Planning Committee for review.

ADJOURNMENT:

Motion: Susan Powers motioned to adjourn at 8:32 p.m. George Tihanyi seconded. Motion carried.

**THE DOBSON ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 19, 2017**

- I. 7:00 – Open Meeting
 - a. Pledge of Allegiance
 - b. Roll Call – Establish Quorum

- II. Homeowner Comments

- III. President’s Report

- IV. Approval of Board of Directors December Minutes

- V. Director’s Report

- VI. Committee Reports
 - a. Marketing Committee – Stacy Holmstedt
 - i. Update Report
 - ii. December Meeting Minutes
 - iii. January Meeting Minutes
 - b. Finance Committee – Bob Radisich
 - i. Update Report
 - c. Master Planning Committee – Bob Radisich
 - i. Update Report
 - ii. December Meeting Minutes
 - iii. January Meeting Minutes
 - d. Water Management Committee - Ron Magaw
 - i. Update Report
 - ii. January Meeting Minutes
 - e. Recreation Committee – Susan Powers
 - i. Update Report
 - f. Architectural Committee – Laurie Moe
 - i. Update Report
 - g. AdHoc Human Resources Committee – Frank Mizner
 - i. Update Report

- VII. Unfinished Business

- VIII. New Business

- IX.
 - a. Sponsorship- Dobson Ranch Softball
 - b. Playground Equipment
 - c. Dobson Ranch Signs – Sub-Associations
 - d. Event Rental – Certificate of Insurance
 - e. Los Altos Lap Pool and Deck

- X. Discussion
 - a. Boat Docks – Los Altos & Saratoga
 - a. Bathrooms – Laguna Park

- XI. Adjournment

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

February 16, 2017 – 7:00 P.M.

Members Present:

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

Excused Absence:

Laurie Moe	Secretary
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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. Laurie Moe 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 the revised Bylaws.

Homeowner Patricia Smith, 2457 S Gaucho, commented on the Fob System agenda item.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Susan Powers made a motion to approve the January meeting minutes. Ron Ricci 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:

President, Frank Mizner gave a report.

Ad Hoc Human Resources Committee:

President, Frank Mizner gave a report.

UNFINISHED BUSINESS:

Fobs:

MOTION: Ron Ricci motioned to wait on voting until proposed motion is advertised in the Ranchers Roundup and homeowner feedback is received. Ron Magaw seconded. Motion lost.

MOTION: Frank Mizner motioned to replace the current key system with a cloud based fob system, utilizing Southwest Access, a capital expense not to exceed \$125,000, as recommended by the Master Planning Committee and the Budget and Finance Committee. Stacy Holmstedt seconded. At the Directors request it is noted that Ron Ricci and Sandra Murray voted against the motion. Motion carried by majority vote.

Los Altos – Junior Olympic Pool

MOTION: Frank Mizner motioned to resurface and re-deck the junior Olympic pool, a reserve expense not to exceed \$135,000, utilizing CDC Pools, as recommended by the Budget and Finance Committee and the Master Planning Committee. Susan Powers seconded. Motion carried.

NEW BUSINESS:

Lake Park Village Rental Co-Share Request:

MOTION: Ron Ricci motioned to approve releasing rental co-share amount \$2,755 for a common area xeriscaping project. George Tihanyi seconded. Motion carried.

Sponsorship – Dobson Dolphins Swim Team:

MOTION: Ron Ricci motioned to approve the sponsorship request of \$500. Bob Radisich seconded. Motion carried.

Sponsorship – Fish Club:

MOTION: Bob Radisich motioned to approve the sponsorship request of \$200 with advertisement of the Adult Fishing Tournament in the Ranchers Roundup. Ron Magaw seconded. Motion carried.

ADJOURNMENT:

Motion: Meeting adjourned at 8:38 pm.

THE DOBSON ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
April 11, 2017 – 7:00 P.M.

Board of Directors Present:

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

Quorum:

Secretary Laurie Moe reported that a quorum of 496 was exceeded, President Frank Mizner called the meeting to order at 7:00 p.m.

HOMEOWNER COMMENTS:

Homeowner Nathanael Caine, 1325 W Keats, commented on key fobs, the Dobson Ranch website, signage, and the wall project.

Homeowner Charles J Wehunt, 1823 W Nido, commented on a newly installed metal roof in the community.

Homeowner Fred Tonge, 1836 W Natal, commented on a newly installed roof in the community.

Homeowner Gulshan Arora, 2433 W Kiowa, commented on lighting at Laguna Park.

Homeowner Richard Batuwantudaw, 2061 S Rogers, commented on community involvement.

Homeowner Patricia Smith, 2457 S Gaucho, commented on posting Association spending in the Ranchers Roundup.

Homeowner Rachael Altman, 1262 W Kiowa, commented on CC&R enforcement.

Approval of 2016 Minutes:

John Hurlbut made a motion to accept the 2016 annual meeting minutes. John Toevs III seconded. Motion carried.

TREASURER'S REPORT:

Treasurer, Bob Radisich 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:

George Tihanyi and Ron Ricci recognized numerous volunteers of the Association.

ELECTION RESULTS:

Secretary, Laurie Moe reported the election results. The newly elected Board of Directors: Jeff Brosman, Ron Ricci, and Frank Mizner.

ADJOURNMENT:

With no further business, the meeting adjourned at 8:05 p.m.

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

March 16, 2017 – 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. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

HOMEOWNER COMMENTS:

Homeowner Nathanael Caine, 1325 W Keats, commented on key fobs, the candidates' forum, and adjustable basketball hoops.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Susan Powers made a motion to approve the February meeting minutes with stipulation that Ron Ricci and Sandra Murray voted against the motion to approve replacing the current key system with a cloud based fob system. Stacy Holmstedt 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.

NEW BUSINESS:

ADWR - Budget

MOTION: Ron Magaw motioned to approve the 2017 – 2018 budget as presented. Stacy Holmstedt seconded. Motion carries.

Sponsorship – Women’s Club

MOTION: Stacy Holmstedt motioned to approve the Women’s Club sponsorship request in the amount of \$500.00. Ron Ricci seconded. Secretary Laurie Moe abstained from voting. Motion carried.

DISCUSSION:

Fob Policy

The presented draft policy was discussed; Directors to send any suggestions to President Frank Mizner.

Capital Expenditures

Capital expenditures and the idea of additional publicizing of such was discussed.

ADJOURNMENT:

Motion: Ron Ricci motioned to adjourn at 8:24 p.m. Susan Powers seconded. Motion carried.

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

May 18, 2017 – 7:00 P.M.

Members Present:

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

Excused Absence:

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

HOMEOWNER COMMENTS:

Homeowner Nathanael Caine, 1325 W Keats, commented on Annual Meeting homeowner comments, Board of Director election participation, CC&R enforcement, and key fobs.

Homeowner Joan Long, 1803 W Kiowa, commented on retirees, Association Bylaws, running for the Board of Directors, increasing Board of Director election voting participation, sponsorships, and the cost of the Annual Meeting.

Homeowner Gary Smith, 2746 W Madero, commented on street debris.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Susan Powers motioned to approve the March meeting minutes with stipulation that the Architectural Control Committee report was given by Committee Chair Laurie Moe. Bob Radisich seconded. Jeff Brosman abstained from voting. Motion carried.

MOTION: Susan Powers motioned to approve the May 2, 2017 Executive Session meeting minutes. Bob Radisich seconded. Ron Ricci and Laurie Moe abstained from voting. Motion carried.

MOTION: Susan Powers motioned to approve the May 10, 2017 Board Workshop minutes. Laurie Moe seconded. Motion carried.

DIRECTORS REPORT:

Executive Director, David Jones gave the Directors Report.

COMMITTEE REPORTS:

Marketing Committee:

Committee Chair, Stacy Holmstedt gave a report.

Finance Management Committee:

Treasurer, Bob Radisich gave a report.

Master Planning Committee:

Committee Chair, Bob Radisich gave a report.

Water Management Committee:

Committee Chair, Ron Magaw gave a report.

Recreation Committee:

Committee Chair, Susan Powers gave a report.

Architectural Control Committee:

Committee Chair, Laurie Moe gave a report.

AdHoc Document Committee:

Committee Chair, Frank Mizner stated the committee would reconvene with Laurie Moe and Jeff Brosman being on the committee.

NEW BUSINESS:

Paint Palette

Architectural chair, Laurie Moe discussed the proposed paint palette schemes and the process by which they have been contemplated and presented to the community.

MOTION: Bob Radisich motioned to approve the proposed color palettes as presented. Susan Powers seconded. Motion carried.

Fob Policy

Frank Mizner lead policy revision discussion. Revised policy to be placed on the June agenda.

Tennis Lights – La Casita

Master Planning Committee chair, Bob Radisich discussed replacing the tennis lights at La Casita and the Budget and Finance Committees' recommendation.

MOTION: Bob Radisich motioned to approve replacing the tennis lights at La Casita, utilizing Wil-Rae at a reserve cost not to exceed \$22,000, as recommended by the Budget and Finance Committee. Susan Powers seconded. Motion carried 8 to 1 with a nay vote by Bob Radisich.

ADJOURNMENT:

Meeting adjourned at 9:16 p.m.

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

June 15, 2017 – 7:00 P.M.

Members Present:

Frank Mizner	President
Susan Powers	Vice President
Bob Radisich	Treasurer
Laurie Moe	Secretary
Jeff Brosman	Member
Stacy Holmstedt	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. 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 sponsorships, Amended Bylaws, and voting for the Board of Directors.

Homeowner Nathanael Caine, 1325 W Keats, commented on perimeter walls, CC&R enforcement, and Association event signage.

Homeowner Patty Smith, 2457 S Gaucho, commented on neighborhood safety and the new keyless entry system.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Ron Ricci motioned to approve the May meeting minutes with stipulation that the nay vote by Bob Radisich, on tennis lights be recorded, motion carried 8 to 1. Susan Powers seconded. Motion carried.

MOTION: Ron Ricci motioned to approve the April 26, 2017 Organizational meeting minutes, Bob Radisich seconded. Motion carried.

MOTION AMENDMENT: Jeff Brosman motioned to amend approving the April 26, 2017 Organizational meeting minutes, adding the stipulation of the nay votes by Sandra Murray, Ron Ricci, and Jeff Brosman be notated on Frank Mizner being President and Susan Powers being Vice President. Ron Ricci seconded. Motion carried.

MOTION: Ron Ricci motioned to change the Organizational Meeting name to Open Session Election of Board Officers. Jeff Brosman seconded. Motion carried 8 to 1, with Board President, Frank Mizner voting no.

DIRECTORS REPORT:

Executive Director, David Jones gave the Directors Report.

COMMITTEE REPORTS:

Marketing Committee:

Committee Chair, Stacy Holmstedt gave a report.

Finance Management Committee:

Treasurer, Bob Radisich gave a report.

Master Planning Committee:

Committee Chair, George Tihanyi gave a report.

Water Management Committee:

Committee Liaison, Jeff Brosman gave a report.

Recreation Committee:

Committee Chair, Susan Powers gave a report.

Architectural Control Committee:

Committee Chair, Laurie Moe gave a report.

AdHoc Document Committee:

Committee Chair, Frank Mizner gave a report.

UNFINISHED BUSINESS:

Fob Policy:

President Frank Mizner, discussed the process of creating the Fob Policy.

MOTION: Bob Radisich motioned to approve the revised Keyless System Agreement & Waiver and Policy as presented. Susan Powers seconded. Motion carried.

MOTION AMENDMENT: Jeff Brosman motioned to amend the previous motion adding to the first and second paragraphs of the Disclaimer section of the Agreement and Waiver, "not withstanding Arizona regulatory statute"; adding the word "vandalism" to 2.2 of the policy; and adding to 2.3 of the policy "Data shall not be shared with companies". Laurie Moe seconded. Motion carried.

Tennis Light Timers – La Casita:

MOTION: Bob Radisich motioned to approve tennis light timers a reserve expense not to exceed \$3,700.00. George Tihanyi seconded. Motion carried.

Los Altos Jr. Olympic Pool and Deck:

MOTION: Bob Radisich motioned to approve the reserve expense of \$15,000.00 for work that has been completed at the Los Altos Junior Olympic pool. Susan Powers seconded. Motion carried with nay votes by Ron Ricci and Jeff Brosman.

NEW BUSINESS:

Laguna Village Co-Share Funds:

MOTION: Stacy Holmstedt motioned to approve releasing the remaining \$95.00 from the rental co-share monies to sub-association Laguna Village. Susan Powers seconded. Motion carried.

Los Altos Dock:

MOTION: Susan Powers motioned to approve the Los Altos Dock plan as proposed, not to exceed \$10,000.00, a capital expense. George Tihanyi seconded. Motion carried.

La Casita Room Partition:

MOTION: Ron Ricci motioned to approve the La Casita room partition, a reserve expense not to exceed \$12,000.00. George Tihanyi seconded. Motion carried.

Los Altos Pool Fence:

MOTION: Bob Radisich motioned to approve the Los Altos Pool Fence as proposed, a reserve expense not to exceed \$22,000.00. Sandra Murray seconded. Motion carried.

Reserve Study:

The Reserve Study was accepted as presented.

DISCUSSION:

Jeff Brosman gave a 5 year financial report of HOA activities based upon audited statements from 2012-2016.

ADJOURNMENT:

Meeting adjourned at 8:54 p.m.

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

August 17, 2017 – 7:00 P.M.

Members Present:

Frank Mizner	President
Bob Radisich	Treasurer
Laurie Moe	Secretary
Jeff Brosman	Member
Sandra Murray	Member
Ron Ricci	Member

Excused Absence:

Susan Powers	Vice President
Stacy Holmstedt	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. Susan Powers voting by proxy via Bob Radisich and George Tihanyi voting by proxy via Frank Mizner. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

HOMEOWNER COMMENTS:

Homeowner John Ronald Magaw, 2129 S El Marino, questioned if the Association has a tree replacement policy and if so how is it funded?

Homeowner Gary Smith, 2746 W Madero, commented on lake management, trees, and heating an Association pool or adding a spa.

Homeowner Nathanael Caine, 1325 W Keats, commented on City of Mesa landscaping along Alma School, opinions on CC&R enforcement, and perimeter walls.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Bob Radisich motioned to approve the June meeting minutes with stipulation of adding under Discussion, "*Jeff Brosman gave a 5-year financial report of HOA activities based upon audited statements from 2012-2016.*" Laurie Moe 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:

Bob Radisich gave a report.

Water Management Committee:

Committee Chair, Ron Magaw gave a report.

Recreation Committee:

Frank Mizner gave a report.

Architectural Control Committee:

Committee Chair, Laurie Moe gave a report.

UNFINISHED BUSINESS:

La Casita Volleyball Area - Repurpose:

MOTION: Bob Radisich motioned to approve renovation of the volleyball area to a patio, not to exceed \$140,000 out of capital. Ron Ricci seconded. Motion carried.

NEW BUSINESS:

Spring Expo – Program Manager Appointment / Expenditure:

MOTION: Jeff Brosman motioned to approve Katherine Blomquist, as a program manager, for the 2018 Spring Expo, \$1,500.00 stipend out of the water conservation fund. Ron Ricci seconded. Motion carried.

Residential Architectural Guidelines – 2017 Amendment:

MOTION: Frank Mizner motioned to approve the Residential Architectural Guidelines as presented. Bob Radisich seconded. Motion carried.

Common Area Guidelines – 2017 Amendment:

MOTION: Frank Mizner motioned to approve the Common Area Guidelines as presented. Bob Radisich seconded. To include approved amendment. Motion carried.

AMENDED MOTION: Ron Ricci motioned to change #17 of the Facility Rental Rules and Regulations to read, "*Smoking is prohibited in any form, in common areas, rental facilities, and buildings.*" Bob Radisich seconded. Motion carried.

Lake One Shelf Refurbishment:

MOTION: Bob Radisich motioned to approve the Lake 1 shelf refurbishment for 2017-2018 as proposed, a reserve expense not to exceed \$48,000.00. Jeff Brosman seconded. Motion carried.

Lake 3 and 4 Fountains / Removing Lake 4 Rock Feature:

MOTION: Bob Radisich moved to approve lake fountains for Lakes 3 and 4, a capital expense not to exceed \$23,000. Ron Ricci seconded. Motion carried.

MOTION: Ron Ricci motioned to approve removing the Lake 4 rock feature. Bob Radisich seconded. Motion carried.

Human Resources:

Postponed to the September Board of Directors meeting.

ADJOURNMENT:

MOTION: Laurie Moe motioned to adjourn the meeting at 9:21p.m. Frank Mizner seconded.
Motion carried.

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

October 19, 2017 – 7:00 P.M.

Members Present:

Frank Mizner	President
Susan Powers	Vice President
Bob Radisich	Treasurer
Laurie Moe	Secretary
Jeff Brosman	Member
Stacy Holmstedt	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. With quorum being met, the meeting was called to order by President Frank Mizner at 7:00 p.m.

HOMEOWNER COMMENTS:

Homeowner Gary Smith, 2746 W Madero, commented that the Executive Director should live on the Ranch, on homeowner assessments, and on the fob system versus homeowner keys.

Homeowner Alan Robinson, 1841 W Navarro, commented on large vehicle street parking.

Homeowner Glenn Kirk, 1870 W Navarro, commented on large vehicle street parking and industrial equipment.

Homeowner Thomas Davis, 1852 W Navarro, commented on large vehicle street parking and industrial equipment.

Homeowner Joan Long, 1803 W Kiowa, commented on the Associations Bylaws sections 4.3 and 4.4, the Master Planning Committee, and voting for the Board of Directors having committee oversight.

Homeowner Nathanael Caine, 1325 W Keats, commented on the Keyless Entry System Agreement and Waiver, signage, weeds, and homeowner assessments.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Susan Powers motioned to approve the September meeting minutes with the stipulation of adding to Ron Ricci's motion on Bylaws section 6.4 *since it is in conflict with Arizona Statute 33-1813*. 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.

Master Planning Committee:

George Tihanyi gave a report.

Water Management Committee:

Jeff Brosman gave a report.

Recreation Committee:

Susan Powers gave a report.

Architectural Control Committee:

Committee Chair, Laurie Moe gave a report.

AdHoc Document Committee:

Frank Mizner gave a report.

NEW BUSINESS:

2018 Budget:

MOTION: Jeff Brosman motioned to establish an assessment rate of \$43.00 per month for 2018. Ron Ricci seconded. Motion failed with Jeff Brosman, Sandra Murray, and Ron Ricci voting for the motion and Frank Mizner, Susan Powers, Bob Radisich, Laurie Moe, Stacy Holmstedt, and George Tihanyi voting against the motion.

MOTION: Frank Mizner motioned to approve a zero percent increase to assessments for 2018 and to approve the budget as presented. Stacy Holmstedt seconded. Motion carried with Jeff Brosman, Sandra Murray, and Ron Ricci voting against the motion and Frank Mizner, Susan Powers, Bob Radisich, Laurie Moe, Stacy Holmstedt, and George Tihanyi voting for the motion.

MOTION: Jeff Brosman motioned to approve the 2018 budget as proposed with the assessment set at \$45.00 per month. Ron Ricci seconded. Motion failed with Jeff Brosman, Sandra Murray, and Ron Ricci voting for the motion and Frank Mizner, Susan Powers, Bob Radisich, Laurie Moe, Stacy Holmstedt, and George Tihanyi voting against the motion.

Human Resources:

MOTION: Ron Ricci motioned to postpone the agenda item until human resource companies present to the entire Board. Jeff Brosman seconded. Motion failed with Jeff Brosman and Ron Ricci voting for the motion and Frank Mizner, Susan Powers, Bob Radisich, Laurie Moe, Stacy Holmstedt, Sandra Murray and George Tihanyi voting against the motion.

MOTION: Frank Mizner motioned to approve, as recommended by the adhoc human resources committee, to hire part-time, on-site human resources staff with membership to the Mountain State Employers Council. George seconded. Motion carried with Jeff Brosman and Ron Ricci voting

against the motion and Frank Mizner, Susan Powers, Bob Radisich, Laurie Moe, Stacy Holmstedt, Sandra Murray and George Tihanyi voting for the motion.

STO / PTO:

MOTION: Susan Powers motioned to re-affirm the Board decision made on June 22, 2017 on STO / PTO policies. Stacy Holmstedt seconded. Motion carries with Ron Ricci voting against the motion and Frank Mizner, Susan Powers, Bob Radisich, Laurie Moe, Jeff Brosman, Stacy Holmstedt, Sandra Murray and George Tihanyi voting for the motion.

MOTION: Jeff Brosman motioned to revise the documents: *Sick Time – Vacation Time Addendum to Dobson Association Employment Rules and Regulations, Effective 7/1/17 to 12/31/17*; *Sick Time – Vacation Time Addendum to Dobson Association Employment Rules and Regulations, Effective January 1, 2018*; and *The Dobson Association Employment Rules and Regulations, dated 7/1/17, pages 16 – 18, PTO & STO*, to change PTO (Paid Time Off) to “Vacation Time” and replace “Specific Eligibility for PTO” matrix with the matrix entitled “Vacation Time” from the Dobson Association PTO Policy effective January 1, 2013 through June 30, 2017. The vacation Time Matrix to be as presented. Ron Ricci seconded. Motion failed with Jeff Brosman, Sandra Murray, and Ron Ricci, voting for the motion and Frank Mizner, Susan Powers, Bob Radisich, Laurie Moe, Stacy Holmstedt, and George Tihanyi voting against the motion.

Medical Benefits:

MOTION: Stacy Holmstedt motioned to remove the line *Employees may not “opt” out of the medical insurance coverage*. From the Medical Benefits section of The Dobson Association, Inc. Employment Rules and Regulations handbook. Bob Radisich seconded. Motion carried.

ADJOURNMENT: Meeting adjourned at 9:49p.m.

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

November 16, 2017 – 7:00 P.M.

Members Present:

Frank Mizner	President
Susan Powers	Vice President
Bob Radisich	Treasurer
Laurie Moe	Secretary
Jeff Brosman	Member
Stacy Holmstedt	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. 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 Board of Director candidates and election.

Homeowner Glenn Kirk, 1870 W Navarro, commented on large vehicle street parking, industrial equipment, and habitual violations.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Susan Powers motioned 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:

Treasurer, Bob Radisich gave a report.

Master Planning Committee:

George Tihanyi gave a report.

Water Management Committee:

Jeff Brosman gave a report.

Recreation Committee:

Susan Powers gave a report.

Architectural Control Committee:

Committee Chair, Laurie Moe gave a report.

AdHoc Document Committee:

Frank Mizner gave a report.

ADJOURNMENT: Meeting adjourned at 7:26p.m.

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

December 21, 2017 – 7:00 P.M.

Members Present:

Frank Mizner	President
Bob Radisich	Treasurer
Jeff Brosman	Member
Stacy Holmstedt	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

Excused Absence:

Susan Powers	Vice President
Laurie Moe	Secretary

Call to Order:

Roll call was performed. Susan Powers 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 Joan Long, 1803 W Kiowa, commented on Board of Director candidates and election.

Homeowner Gary Smith, 2746 W Madero, commented on trees, the Executive Director living on the Ranch, Pam the Dobson Ranch resident who picks up litter on the Ranch, and Association assessments.

PRESIDENTS REPORT:

President, Frank Mizner gave a report.

APPROVAL OF THE MINUTES:

MOTION: Bob Radisich motioned to approve the November meeting minutes. Ron Ricci 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:
George Tihanyi gave a report.

Water Management Committee:
Jeff Brosman gave a report.

Recreation Committee:
Frank Mizner gave a report.

Architectural Control Committee:
Frank Mizner gave a report.

AdHoc Document Committee:
Frank Mizner gave a report.

New Business:

Transfer of Expenses:

MOTION: Jeff Brosman motioned to reclass operation expense for the replacement of pool handrail (Los Altos) and maintenance yard gate to a reserve expense in the amount of \$9,401.00, as recommended by the Budget and Finance committee. Ron Ricci seconded. Motion carried.

ADJOURNMENT: Meeting adjourned at 7:26p.m.