

2023 Dobson Ranch Association

Summary of Board Actions and Motions

Board of Directors Meeting Report – January 26, 2023

2023-01-100 - A motion was unanimously carried to approve A 60-day moratorium on Reserve Projects.

2023-01-101 - A motion was unanimously carried to appoint to the Board of Directors Randy Harvey and Christa Tropin for the remainder of the terms ending April 2025.

2023-01-102 - A motion was unanimously carried to approve the purchase of an Umbrella License from the Motion Picture Licensing Corporation. Funds will be appropriated from the Operating Account in the amount of \$2289.00 annually. This license will allow the events department to show unlimited movies.

2023-01-103 - A motion was unanimously carried to approve the purchase of Rec Desk Recreation Management Software. Funds will be appropriated from the Operating Account in the amount of \$6800.00 annually.

2023-01-104 - A motion was unanimously carried to approve the buyout authorization for the Quadient Mail Machine Lease Agreement from 2018. Funds will be appropriated from the Operating Account not to exceed \$2400.00.

2023-01-105 - A motion was unanimously carried to appoint Stephanie Fee, Nicole Lyman and Kathleen Tolar to the Ad Hoc CCR Committee regarding Amendment and Reinstatement of the CCR's.

2023-01-106 - A motion was unanimously carried to approve the discontinuation of the Spring/Summer/Fall Camp Programs at Dobson Ranch upon the recommendation of legal counsel.

2023.01.107 – A motion was unanimously carried to approve new Water Resource Manager position to be filled through Aquatic Consulting and Testing as an extension of their contract.

2023.01.108 - A motion was unanimously carried to approve to add to staff an Accounting Clerk.

2023.01.109 - A motion was unanimously carried to approve the office hours Monday – Friday 9:00am to 5:00pm with staff arriving at 8:30 am with 30 minutes for lunch.

Board of Directors Meeting Report – February 23, 2023

2023.02.100 – A motion was unanimously carried to approve the VoteNow Annual Meeting mailing contract of \$14,174.46.

2023.02.101 – A motion was unanimously carried to approve Fresh Catch Fish Inc – Spring Invoice \$9,984.34.

2023-02-102 - A motion was unanimously carried to approve an additional \$45,000 for the Saratoga Remodel bringing the NTE cost to \$629,000.

2023-02-103 - A motion was unanimously carried to approve Recreation & Lifestyle new movie screen and equipment for \$15,065.30.

2023-02-104 - A motion was unanimously carried to Approve Kids Camp Ad Hoc Committee Charter and appoint committee members; Christa Tropin, Randy Harvey and Nicole Lynam.

2023-02-105 - A motion was unanimously carried to Approve CCR Ad Hoc Committee Charter. Members Nicole Lynam, Stephanie Fee and Kathleen Tolar.

2023-02-106 - A motion was unanimously carried to Appoint Board Liaison to Water & Lake Management Committee; Kathleen Tolar.

2023-02-107 A motion was unanimously carried to approve the Annual Tree Trimming contract with King's Tree Service for \$37,990.00.

2023-02-108 A motion was unanimously carried to approve the new pump for Lake 3 including installation with ClearWater Engineering for \$3,887.60.

Board of Directors Meeting Report – March 23, 2023

2023-03-101 - A motion was unanimously carried to approve a continued moratorium on Reserve Projects until August 1, 2023.

2023-03-102 - A motion was unanimously carried to appoint Meredith Soto and Raya San Agustin to the Kids Camps Ad Hoc Committee.

2023-03-103 - A motion was carried (Director Diamond recused) to approve a \$2000 Scholarship Award to the Dobson Dolphins as requested by Kathrine Blomquist.

2023-03-104 - A motion was unanimously carried to approve the Paylocity Payroll system proposal at a cost of \$12,100 per year replacing the obsolete Greenlink Payroll System.

Board of Directors Meeting Report – April 27, 2023

2023-04-103 - A motion was unanimously carried to approve the B. Scott Daily, Financial Consultant Agreement NTE \$8000.

2023-04-104 - A motion was unanimously carried to approve by acclamation to appoint the following Members as Officers of the Board of Directors for the 2023-2024: Nicole Lynam – President; Kathleen Tolar – Vice President; Michael Snedeker – Secretary; and Stephanie Fee – Treasurer.

Board of Directors Meeting Report – May 25, 2023

2023-05-107 – A motion was unanimously carried for management to seek a buyer for the old pontoon boat.

Board of Directors Meeting Report – June 22, 2023

2023-06-100 – A motion was unanimously carried to approve the sale of the old pontoon boat for \$3,250.00.

2023-06-101 – A motion was unanimously carried to approve the new Dobson Ranch YoYo Club.

2023-06-102 – A motion was unanimously carried to approve the Back-to-School ParTee event to be held on September 16th at the Dobson Ranch Golf Club from 5:00 pm to 9:00 pm.

2023-06-103 – A motion was unanimously carried to approve the \$1500 matching water contribution funds for the Hydration Donation Campaign.

2023-06-104 – A motion was unanimously carried to approve the Arizona Department of Water Resources Annual Report Summary dated June 5, 2023.

2023-06-105 – A motion was unanimously carried to approve to start the process to increase assessment up to 20% for 2024 effective only with homeowner member approval. Assessment will increase from \$608.60 per year to \$730.32 per year or \$182.58 per quarter. A \$121.72 increase or \$10.14 per month.

Board of Directors Meeting Report – July 27, 2023

2023-07-100 A motion was unanimously carried to approve the Consent Calendar as presented with the exception that Agenda Items iii, v, vi, x, xiv, xv, and xvi were moved to Old Business:

- i. Meeting Minutes – June 22, 2023 – Board Meeting
- ii. Meeting Minutes – July 20, 2023 – Board Workshop Meeting
- iii. Replacement contract for janitorial services from Jan Pro Cleaning for \$2,850.00 per month (currently \$3050) – monthly operating expense.
- iv. Association Reserves three-year contract for \$12,810 (\$4,270 per year) beginning with 2024 – paid as operating expense.
- v. Replace 2016 pool chemical controllers through a lease program with PoolSure (via Raven Pools) for 5 controllers for \$275 per month operating cost.
- vi. Recreation Classes – Sponsored Recreation Class Policy and Independent Contractor Agreement as presented.
- vii. Maintenance proposal with PSMG – outsourcing support on hourly basis per service task.
- viii. Tree removals – destructive trees for \$3750.00
- ix. Organizational Chart
- x. Continue Moratorium on new Reserve Projects until 2024
- xi. Notice Architectural Control Committee Guidelines Recorded In 2006 and 2008

Board of Directors Meeting Report – August 24, 2023

2023-08-101 A motion tied and did not pass to table the Granicus website proposal for \$15,300 set up and hosting for year one and \$5500 hosting annually thereafter. (In favor – Kathleen Tolar, Michael Snedeker, Sandy Murray, and Christa Tropin) (Against – Nicole Lynam, Stephanie Fee, Randy Harvey, and Rich Bitner)

2023-08-102 A motion was carried to approve the Granicus website proposal for \$15,300 set up and hosting for year one and \$5500 hosting annually thereafter. This upgraded technology will significantly decrease social media operating costs and provide Dobson Ranch with a professional and informative platform. (In favor - Nicole Lynam, Stephanie Fee, Randy Harvey, Rich Bitner, and Sandy Murray) (Against – Kathleen Tolar, Michael Snedeker, and Christa Tropin)

2023-08-103 A motion was unanimously carried to NOT seek approval from the homeowners for a 20% assessment increase for the 2024 budgeted calendar year.

2023-08-104 A motion was unanimously carried to approve the Amended Ad-Hoc CCR Committee Charter.

2023-08-105 A motion was unanimously carried to approve three new members to the Ad-Hoc CCR Committee: Kelli Schroeder, Tracy Dunham and Holly Prasetio.

2023-08-106 A motion was unanimously carried to eliminate the shredding truck at the Fall Clean Up event – cost savings \$3600.

2023-08-107 A motion was unanimously carried to approve an expense neutral Halloween event by eliminating all costs involved with the exception of staff.

2023-08-108 A motion was unanimously carried to approve the Fall Festival as planned on November 4, 2023.

Board of Directors Meeting Report – September 28, 2023

2023-09-100 A motion was unanimously carried to approve eight (8) Pickleball & Tennis Court signs (rules/no trespassing signs with modifications) for \$1379.84 as a Reserve expense item.

2023-09-101 A motion was unanimously carried to approve the restructuring of the Ranchers' RoundUp publication to consist of 20 pages with 200 printed copies for distribution from the office and a digital online version at a cost of \$26,400. Printed copies will no longer be mailed to homeowners in 2024.

2023-09-102 A motion was unanimously carried to approve the sale of two non-functioning 2008 Polaris vehicles in the maintenance yard for \$1000.

2023-09-103 A motion was unanimously carried to request that the Master Planning Committee make recommendations to the Board regarding the Rose Garden.

2023-09-104 A motion was unanimously carried to approve four new Dobson Ranch Clubs: Community Club; Writers Club; Line Dancing Club; Family Engagement Club.

Board of Directors Meeting Report – October 26, 2023

2023-10-100 A motion was unanimously approved to ladder Reserve Investments totaling \$1,316,517 as presented by Stephanie Fee, Treasurer.

2023-10-101 A motion was unanimously carried to discontinue the Winter Carnival and Pancake Breakfast in 2023.

2023-10-102 A motion was unanimously carried to approve the new Ad Hoc Preschool Committee Charter.

2023-10-103 A motion was unanimously carried to budget up to \$25,000 in additional funding towards the staffing and operation of the La Casita Preschool to honor our commitment and remain compliant through May of 2024 - the preschool is required to be self-sufficient starting June 1, 2024.

2023-10-104 A motion was unanimously carried to hire temporary personnel, if necessary, not to exceed \$47.00 per hour to expedite the collection and processing of records request documents.

2023-10-105 A motion was unanimously carried to approve Nicole Beck and Pat Bresnahan as new members to the Budget & Finance Committee and add to Consent Agenda for the next meeting.

Board of Directors Meeting Report – November 13, 2023

2023-11-13 A motion was made by Stephanie Fee, seconded by Michael Snedeker, that the Board of Directors approve the 2024 budget as presented and amended. Unanimously carried.

Board of Directors Meeting Report – December 14, 2023

2023-12-100 A motion was unanimously carried to approve post the 2024 approved budget detail on the website.

2023-12-101 A motion was unanimously carried to delay making additional reserve contributions until the December 2023 yearend financials are finalized and presented to the board for approval.

2023-12-102 A motion was unanimously carried to approve the September and October 2023 financials.

2023-12-105 A motion was carried to approve the 10 -year Sediment Study to be conducted by Aquatics Testing & Consulting (preferred vendor) for seven lakes for \$9,860.00 – this does not include the Sediment Characterization of \$4200. Randy Harvey opposed.

2023-12-106 A motion was unanimously carried to approve The Mahoney Group Insurance (current business partner) – Property/Auto/Watercraft/D & O/Crime/Umbrella and Preschool proposal for \$179,311 for 2024.

2023-12-107 A motion was carried to approve the 2024 La Casita Rental Rates as presented—the agreement will be forwarded to legal counsel for review. Randy Harvey abstained.

2023-12-108 A motion was unanimously carried to approve the new 2024 Ranchers' RoundUp advertising rates with a 25% discount from 2023.