



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
April 27, 2023 7:00 PM
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202

Meeting Minutes – Approved May 25, 2023

Members:

President: Nicole Lynam
Vice President: Kathleen Tolar
Treasurer: Stephanie Fee
Secretary: Michael Snedeker

Member: Chris Diamond
Member: Richard Bitner
Member: Sandy Murray
Member: Randy Harvey
Member: Christa Tropin

Staff:

Executive Director: Fran Pawlak, CMCA, AMS, PCAM
Accounting Clerk: Akina Trimmer

I. Call to Order

The meeting was called to order by President, Nicole Lynam, at 7:18 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

II. Homeowner Comments

Two homeowners addressed the board on various matters to include: Saratoga opening, funds for real issues, cutting spending, replace old pool fence along tennis court.

III. Consent Calendar

2023-04-103 A motion was unanimously carried to approve the Consent Calendar as presented:

- a. March 23, 2023 Meeting Minutes
- b. April 24, 2023 Meeting Minutes
- c. B. Scott Daily – Financial Consultant Services NTE \$8000

IV. Reports

- a. **President's Report** - President Nicole Lyman presented a report on the 2022 Financial Audit that realized budgeting errors that are not favorable for the association and that the board is working to get back on track. The President also shared her appreciation for Staff and Committees and the work they do.
 - i. **Executive Session Update Report** – President Lyman reported that the board discussed legal matters as well as approved/denied waivers,



foreclosure, and collection matters. Personnel matters were reviewed.

- b. **Treasurer's Report** – A report was presented by Stephanie Fee, Treasurer, on the current state of Dobson Ranch financials.
- c. **Executive Directors Report** – A report was presented by Fran Pawlak, Executive Director with an update on Administration, Financial Management, Communication, Compliance & Architectural, Recreation & Lifestyle, and Water & Lake Management.
- d. **Landscape & Maintenance Report** – A report was presented by Marc Diaz, Supervisor, with an update on Landscape & Maintenance matters and property liability issues.
- e. **Committee Reports** – the following committee members presented written and/or verbal reports unless noted.
 - i. **Recreation Committee** - Rich Bitner
 - ii. **50th Anniversary Committee (Ad Hoc)** – Katheen Tolar
 - iii. **Dobson Ranch Architectural Committee** – Nicole Lyman
 - iv. **Master Planning Committee** – Tim McElrath
 - v. **Water & Lake Management Committee** – Kathleen Tolar
 - vi. **Budget & Finance Committee** – Spencer Jarvis
 - vii. **CCR Committee (Ad Hoc)** – Nicole Lynam
 - viii. **Kids Camp Committee (Ad Hoc)** – Christa Tropin

V. Old Business

- a. Audit Overview & Financial Planning – Fran Pawlak stated Scott Dailey will first work on presenting the Board with a 2023 revised budget analysis and cash flow projection. This will take some time due to recreating accurate records for the years 2021 and 2022. It is anticipated this will be completed by the July Board meeting.
- b. The board was updated on the Laguna Park Bathroom Remodel project.
- c. The board was updated on the Saratoga Remodel project.

VI. New Business

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



VII. Upcoming Events and Meetings

- a. Casino Night – May 12, 2023 6:30 pm
- b. Barken Management Meetings – TBD – May 24 & 25, 2023
- c. Executive Session May 25th – 6:00 pm
- d. General Session May 25th – 7:00 pm
- e. Float & Feature – June 3, 2023 7:00 pm

VIII. Adjourn

A motion was unanimously carried to adjourn the Board of Director's Meeting at 8:57 pm.