



**The Dobson Association, Inc.**  
**Board of Director's General Session Open Meeting**  
**June 22, 2023 7:00 PM**  
**La Casita, Grande Room**  
**2719 S Reyes, Mesa AZ 85202**

**Meeting Minutes Approved July 27, 2023**

**Members:**

President: Nicole Lynam

Vice President: Kathleen Tolar

Treasurer: Stephanie Fee – excused absence

Secretary: Michael Snedeker

Member: Chris Diamond – Excused Absence

Member: Richard Bitner– Excused Absence

Member: Sandy Murray

Member: Randy Harvey– Excused Absence

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 7:06 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

**II. Homeowner Comments**

Two homeowners addressed the board on various matters to include: agenda posted on website calendar, financials balance sheet and video, pros and cons and alternate solutions to assessment increase, help from all and additional comments about the finances.

**III. Consent Calendar**

A motion was unanimously carried to approve the Consent Calendar as presented:

- a. May 25, 2023 Meeting Minutes

**IV. Reports**

- a. **President's Report** - President Nicole Lyman presented a report on the financial matters of the association including assessments did not keep up with inflation over the past several years and delinquent accounts had seriously risen.
  - i. **Executive Session Update Report** – President Lyman reported that the board discussed, approved/denied waivers and collection matters. Legal matters and personnel matters were also discussed.



- b. **Treasurer's Report** – A report was presented by Akina Trimmer, Accounting Clerk, on the current state of Dobson Ranch May 2023 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 Fran Pawlak, Executive Director, on behalf of Marc Diaz, Supervisor, with an update on Landscape & Maintenance matters.
- e. **Committee Reports** – the following committee members presented written and/or verbal reports unless noted.
  - i. **Recreation Committee** – no report
  - ii. **50<sup>th</sup> Anniversary Committee (Ad Hoc)** – Frank Mizner
  - iii. **Dobson Ranch Architectural Committee** – Nicole Lyman
  - iv. **Master Planning Committee** – Tim McElrath
  - v. **Water & Lake Management Committee** – no report
  - vi. **Budget & Finance Committee** – Spencer Jarvis
  - vii. **CCR Committee (Ad Hoc)** – no report
  - viii. **Kids Camp Committee (Ad Hoc)** – Randy Harvey

#### V. Old Business

- a. **2023-06-100** – A motion was unanimously carried to approve the sale of the old pontoon boat for \$3,250.00.
- b. The board was updated on the Laguna Park Bathroom Remodel project – due to the location of the restroom – an additional \$8,404 is being charged for the crane to drop the bathroom 80 feet instead of 35 feet as previously assessed.
- c. The board was updated on the Saratoga Remodel project – there are still items that need to be addressed.

#### VI. New Business

- a. **2023-06-101** – A motion was unanimously carried to approve the new Dobson Ranch YoYo Club.
- b. Discussion/Motion – to approve landscape granite proposal for Dobson & Isabella from Agave Environmental Contracting for \$11,278.40. TABLED
- c. Discussion/Motion – to approve the remaining Dobson - Guadalupe exterior wall painting proposal from Clouse Legacy Coatings for \$11,723.91. TABLED



- d. Discussion/Motion – to approve the replacement contract for janitorial services from Jan Pro Cleaning for \$2,850.00 per month. TABLED
- e. Discussion/Motion – to approve the ADT proposal to upgrade the outdated Brivo FOB system for \$15,800 and replace the monthly service contract for \$805.00 per month. TABLED
- f. Discussion/Motion – to approve the Association Reserves three-year contract for \$12,810 (\$4,270 per year) beginning with 2024. TABLED
- g. Discussion/Motion – to approve new pool controllers through Raven Pools purchase or lease program partnering with PoolSure. TABLED
- h. Discussion/Motion – to approve restructuring and increase of recreation classes rates. TABLED
- i. Discussion/Motion – to approve restructuring and increase of recreation/room rental rates. TABLED
- j. **2023-06-102** – A motion was unanimously carried to approve the Back-to-School ParTee event to be held on September 16<sup>th</sup> at the Dobson Ranch Golf Club from 5:00 pm to 9:00 pm.
- k. **2023-06-103** – A motion was unanimously carried to approve the \$1500 matching water contribution funds for the Hydration Donation Campaign.
- l. **2023-06-104** – A motion was unanimously carried to approve the Arizona Department of Water Resources Annual Report Summary dated June 5, 2023.
- m. Pickleball Policy Manual – TABLED
- n. **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.

## VII. Upcoming Events and Meetings

- a. Float & Feature – July 8, 2023 and July 22, 2023 at 7:00 pm
- b. Executive & General Board Meetings July 27, 2023

## VIII. Adjourn

A motion was unanimously carried to adjourn the Board of Director's Meeting at 11:04 pm.