



**The Dobson Association, Inc.
Board of Director's Workshop Open Meeting
July 20, 2023 5:30 PM
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202**

Meeting Minutes Approved July 27, 2023

Members:

President: Nicole Lynam

Member: Chris Diamond – Excused Absence

Vice President: Kathleen Tolar – Excused Absence

Member: Richard Bitner– Excused Absence

Treasurer: Stephanie Fee

Member: Sandy Murray

Secretary: Michael Snedeker

Member: Randy Harvey

Member: Christa Tropin

Staff:

Executive Director: Fran Pawlak, CMCA, AMS, PCAM

I. Call to Order

The meeting was called to order by President, Nicole Lynam, at 5:34 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

Discussions were held on the following topics:

II. Old Business

- a. Landscape granite proposal for Dobson & Isabella from Agave Environmental Contracting for \$11,278.40.
- b. Remaining Dobson - Guadalupe exterior wall painting proposal from Clouse Legacy Coatings for \$11,723.91.
- c. Replacement contract for janitorial services from Jan Pro Cleaning for \$2,850.00 per month.
- d. ADT proposal to upgrade the outdated Brivo FOB system for \$15,800 and replace the monthly service contract for \$805.00 per month.
- e. Association Reserves three-year contract for \$12,810 (\$4,270 per year) beginning with 2024.
- f. New pool controllers through Raven Pools purchase or lease program partnering with PoolSure.
- g. Event Signage – reduce or remove.



II. New Business

- a. Recreation Classes
 - i. Sponsored Recreation Class Policy (NL)
 - ii. Independent Contractor Agreement
 - iii. Restructuring and increase of recreation classes rates
- b. Restructuring and increase of recreation/room rental rates. (KT)
 - i. Facilities Rental Analysis
 - ii. Facilities Rental Proposal
 - iii. Facilities Proposed Rental Prices Chart
- c. Preschool Tuition Increase (KT)
 - i. Preschool Analysis
 - ii. Preschool Proposal
- d. RoundUp printing restructure (KT)
- e. Assessment Increase to 20% (NL)
- f. Policy Document Review Discussion (NL)
- g. Violation Enforcement Policy - Restructure
- h. Granicus website
- i. Maintenance – outsourcing support
- j. Landscape – outsourcing support
- k. Tree removals – destructive trees
- l. Organizational Chart
- m. Court Cleaning schedule and budget
- n. Offer for sale inoperable vehicles – 2008 Ford Ranger and 2016 Polaris
- o. Offer to sell plasma cutter in maintenance shop - \$2250.
- p. Continue Moratorium on new Reserve Projects until 2024
- q. Financial Consultant update
- r. Notice Architectural Control Committee Guidelines Recorded In 2006 And 2008
- s. Signage Updates

Adjourn

A motion was unanimously carried to adjourn the meeting at 8:43 pm.