



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

Meeting Minutes – Approved August 24, 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 7:16 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

II. Homeowner Comments

Homeowners addressed the board on various matters to include past assessments, consent agenda, agenda on website, meeting minutes, audit, collections, moderator needed at meetings, 20% increase, significant condos assessments, budget meeting, and the RoundUp.

III. Consent Calendar

- a. **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

IV. Reports

- a. **President's Report** - President Nicole Lyman presented a report on the financial matters of the association.
 - 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 Stephanie Fee, Accounting Treasurer, on the current state of Dobson Ranch June 2023 financials noting that a transfer of \$253,000 was moved from the Capitol fund to the Operating account.
- c. **Executive Directors Report** – A brief report was presented by Fran Pawlak, Executive Director noting that the record number of proposals set for approval this month can be used as the basis for her report.
- d. **Landscape & Maintenance Report** – A report was presented by 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. **50th Anniversary Committee (Ad Hoc)** – no report
- iii. **Dobson Ranch Architectural Committee** – Nicole Lyman
- iv. **Master Planning Committee** – Mike Snedeker
- 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)** – Christa Tropin

V. Old Business

- a. **2023-07-101** A motion was unanimously carried to approve the removal of all small event signs from the corners of the property and to keep the four large event frames but relocate in the future.
- b. **2023-07-102** A motion was unanimously carried to approve moving forward with presenting a 20% assessment increase for membership approval.
- c. **2023-07-103** A motion carried to approve a proposal from Clouse Legacy Coatings for \$11,723.91 to paint the remaining Dobson to the 101 - Guadalupe exterior wall – to be paid from Reserves. (Kathleen Tolar – no vote)
- d. **2023-07-104** A motion carried to approve a proposal from Agave Environmental Contracting for \$11,278.40 for landscape granite for the Dobson & Isabella project– to be paid from Reserves. (Kathleen Tolar – no vote)
- e. **2023-07-105** A motion was unanimously carried to approve a proposal from ADT to upgrade the outdated Brivo FOB system for \$15,800 – to be paid from Reserves and to replace the monthly service contract for \$805.00 per month (currently \$2347) – monthly operating expense.
- f. **TABLED** Upgrade technology and significantly decrease social media operating costs – to approve Granicus website proposal \$15,300 set up and hosting year one and \$5500 hosting thereafter.
- g. **2023-07-107** A motion was unanimously carried to approve the proposal from Jan Pro to clean the courts for \$1075.00 per month operating cost: LC 2X per month all others 1X per month.
- h. **2023-07-108** A motion was unanimously carried to offer for sale inoperable vehicles – (2) 2008 Ford Ranger and (2) 2016 Polaris – make an offer.
- i. **2023-07-109** A motion was unanimously carried to accept the offer to sell the unused plasma cutter in the maintenance shop for \$2250.

VI. New Business

- a. Spirit Lighting – Discussion on holiday lighting – Tabled.

VII. Upcoming Events and Meetings

- a. Float & Feature – Saturday, August 5th and August 19th (depending on weather)
- b. Board Meeting – Workshop, Thursday August 17th at 5:30pm and Board, Thursday 24th at 7:00pm.

VIII. Adjourn – A motion was unanimously carried to adjourn the meeting at 11:32 pm.