



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
August 24, 2023 7:00 PM
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202
Live Streaming and In Person Meeting

Meeting Minutes – Approved September 28, 2023

Members:

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

Member: Richard Bitner
Member: Sandy Murray
Member: Randy Harvey
Member: Christa Tropin
Member: Vacant

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 7:05 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

II. Consent Calendar

- a. **2023-08-100** A motion was unanimously carried to approve the Consent Calendar as presented and amended:
- i. Meeting Minutes – July 27, 2023 – Board Meeting (as amended on Treasurer's Report to transfer funds)
 - ii. Meeting Minutes – August 10, 2023 – Special Board Meeting
 - iii. Meeting Minutes – August 17, 2023 – Workshop Meeting

III. Reports

- a. **President's Report** - President Nicole Lyman addressed the membership stating there is a lot going on at this time within the community, thanking the membership for attending the meeting to stay informed.
- 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, Treasurer, on the Dobson Ranch July 2023 financials.
- c. **Executive Directors Report** – A report was presented by Fran Pawlak, Executive Director noting that the approved proposals from July have all been processed and the work commenced to complete delayed projects.



- d. **Landscape & Maintenance Report** – A report was presented by Marc Diaz, Supervisor, with an update on Landscape & Maintenance matters to include PSMG will remove small event signs next Friday, lake fountains have been repaired, and Saratoga dry well, and wall are complete, but the pool remains closed due to inactive FOB system. The Saratoga Recreation Center will be addressed first by ADT when the system is upgraded.
- e. **Committee Reports** – the following committee members presented written and/or verbal reports unless noted.
 - i. **Recreation Committee** – Rich Bitner - no report
 - ii. **50th Anniversary Committee (Ad Hoc)** – Committee has been disbanded.
 - iii. **Dobson Ranch Architectural Committee** – Nicole Lyman
 - iv. **Master Planning Committee** – Mike Snedeker – no report
 - v. **Water & Lake Management Committee** – no report
 - vi. **Budget & Finance Committee** – Spencer Jarvis
 - vii. **CCR Committee (Ad Hoc)** – Kathleen Tolar
 - viii. **Kids Camp Committee (Ad Hoc)** – Christa Tropin

IV. Old Business

- a. **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)
- b. **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)
- c. **2023-08-103** A motion was unanimously carried to approve a 5% assessment increase only and NOT seek approval from the homeowners for a 20% assessment increase for the 2024 budgeted calendar year.
- d. The Board reviewed the 2024 Proposed Draft Budget prepared by Scott Dailey, Financial Consultant, Fran Pawlak, Executive Director, and Akina Trimmer, Accounting Clerk.

V. New Business

- a. **2023-08-104** A motion was unanimously carried to approve the Amended Ad-Hoc CCR Committee Charter.
- b. **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.
- c. New Community Engagement Committee Charter – tabled to Workshop.
- d. Town Hall Meeting – tentative date Thursday, November 16, 2023 from 6:00 pm to 9:00 pm.



e. 2023 Budget reduction discussion

- i. Fall Clean Up and Garage Sale – will continue on September 23, 2023 7:00am – 1:00pm.
2023-08-106 A motion was unanimously carried to eliminate the shredding truck – cost savings \$3600.
- ii. Halloween – an event can continue October 21, 2023 with the following conditions:
2023-08-107 A motion was unanimously carried to approve an expense neutral event by eliminating all costs involved with the exception of staff.
- iii. Fall Festival – **2023-08-108** A motion was unanimously carried to approve the Fall Festival as planned on November 4, 2023.
- iv. Winter Carnival - tabled
- v. Boat Parade – to be hosted by the Yacht Club.

VI. Homeowner Comments & Correspondence

Homeowners addressed the board on various matters throughout the meeting to include past assessments, consent agenda, agenda on website, meeting minutes, audit, collections, moderator needed at meetings, 20% increase, significant condos assessments, budget meeting, the RoundUp, spending safeguards, 3–5-year plan, reserve study funding, foreclosure notices, and lack of transparency.

VII. Upcoming Meetings & Events

- a. September 2023
 - i. Dobson Ranch Golf Course Back to School ParTee – September 16, 2023
 - ii. Fall Clean Up and Garage Sale – September 23, 2023
 - iii. Board Workshop, Thursday September 21st at 5:30pm
 - iv. Joint Meeting – Board and Budget and Finance Committee September 25, 2023 6:30pm
 - v. Board Meeting, Thursday September 28th at 7:00pm

VIII. Adjourn – A motion was unanimously carried to adjourn the meeting at 9:44 pm.