



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
Thursday, September 28, 2023 7:00 PM
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202
Live Streaming and In Person Meeting

Meeting Minutes – Approved October 26, 2023

Members:

President: Nicole Lynam
Vice President: Kathleen Tolar
Treasurer: Stephanie Fee – excused absence
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 7:17 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

II. Consent Calendar

- a. A motion was unanimously carried to approve the Consent Calendar as presented:
 - i. Meeting Minutes – August 24, 2023 – Board Meeting
 - ii. Meeting Minutes – September 21, 2023 – Workshop Meeting
 - iii. Meeting Minutes – September 25, 2023 – Joint Board & BFC Meeting

III. Reports

- a. **President's Report** - President Nicole Lyman addressed the membership stating there is a lot going on within the community and understands the importance of the preschool however budget issues affect every aspect of the ranch including the preschool. Maintenance is more expensive than ever to fix, and safety is our number one priority. We have an amazing community, and we are working hard to readjust and reorganize to get data out there. The Town Hall meeting is planned for November 16th.
 - i. **Executive Session Update Report** – President Lyman reported that the board discussed personnel, benefits, legal opinions, and collection efforts.
- b. **Treasurer's Report** – Stephanie Fee, Treasurer – no report this month.
- c. **Executive Directors Report** – A report was presented by Fran Pawlak, Executive Director noting that many hours have gone into working and reworking the 2024 draft budget, reorganizing staff, recreation classes, and the new website. Fran also mentioned the weekly email blast is the best way to stay up to date.



- d. **Landscape & Maintenance Report** – A report was presented by Marc Diaz, Supervisor, with an update on Landscape & Maintenance matters to include COX Fiber installation and FOB challenges until COX is complete, seasonal plantings, regular maintenance and liability issues including tree matters and electrical 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)** – Kathrine Bloomquist
 - iii. **Dobson Ranch Architectural Committee** – Nicole Lyman
 - iv. **Master Planning Committee** – Tim McElrath
 - v. **Water & Lake Management Committee** – Chair is open/Fran & Marc reported
 - vi. **Budget & Finance Committee** – Spencer Jarvis
 - vii. **CCR Committee (Ad Hoc)** – Kathleen Tolar
 - viii. **Kids Camp Committee (Ad Hoc)** – Christa Tropin – committee on hold

IV. Old Business

- a. **2023-09-100** A motion was unanimously carried to approve eight (8) Pickleball & Tennis Court signs (rules/no trespassing signs with modifications) for \$1379.84 as a Reserve expense item.
- b. **2023-09-101** A motion was unanimously carried to approve the restructuring of the Ranchers' RoundUp publication to consist of 20 pages with 200 printed copies for distribution from the office and a digital version online at a cost of \$26,400. Printed copies will no longer be mailed to homeowners in 2024.
- c. **2023-08-102** A motion was unanimously carried to approve the sale of the two non-functioning 2008 Polaris vehicles in the maintenance yard for \$1000.
- d. Halloween Spooktacular event will take place on October 21, 2023 was discussed.
- e. Fall Festival event November 4, 2023 was discussed.
- f. Winter Carnival event – tabled
- g. Boat Parade event – tabled



V. New Business

- a. **2023-08-103** A motion was unanimously carried to request that the Master Planning Committee make recommendations to the Board regarding the Rose Garden.
- b. Ad Hoc Preschool Committee Charter - tabled
- c. **2023-08-104** A motion was unanimously carried to approve the Dobson Ranch Community Club.
- d. **2023-08-105** A motion was unanimously carried to approve the Dobson Ranch Writers Club.
- e. **2023-08-106** A motion was unanimously carried to approve the Dobson Ranch Line Dancing Club.
- f. **2023-08-107** A motion was unanimously carried to approve the Dobson Ranch Family Engagement Club.
- g. Town Hall discussion – tabled
- h. Distribution of Information – website discussion – tabled
- i. 2024 Draft Budget update - tabled

VI. Homeowner Comments & Correspondence

Homeowners addressed the board on various matters including nine members present spoke about the preschool, not to spend any money, events, grass areas are overlooked, and volunteers can take care of the rose garden.

VII. Upcoming Meetings & Events

- a. October 11, 2023 – Executive Session 5:30 pm
- b. October 12, 2023 – Executive Session 5:30 pm
- c. October 19, 2023 – Executive Session 5:30 pm
- d. October 21, 2023 – Halloween Spooktacular 6:00 pm
- e. October 26, 2023 – Executive Session 5:30 pm
- f. October 26, 2023 - General Session 7:00 pm

VIII. Adjourn – A motion was unanimously carried to adjourn the meeting at 9:38 pm.