

**Dobson Association Inc. Board of Directors Meeting Minutes for August 15, 2019**

**(APPROVED AT SEPTEMBER 19, 2019 BOD MEETING)**

**Members Present:**

President: Ron Ricci  
Vice-President: Mike Kassel  
Secretary: Louis Thiele  
Treasurer: Vacant

Member: Sandy Murray  
Member: Allen Johnson  
Member: Ben Smith  
Member: Gary Smith  
Member: Joan Long

**Staff Present:**

Community Manager: Lynelle Glysson  
Administrative Assistant: Carolyn Burluson

**Homeowners and Guests Headcount: 31**

**I. Call to Order**

The President called the Board Meeting to order at 7:05 pm, after the Pledge of Allegiance. Roll call was performed, and a quorum was established. The Board Members reported no conflicts of interest.

**II. Homeowner Comments**

**Homeowner Bob Wolfe, 2137 W Jibsail Loop**, commented on Lake 3 lighting.

**Homeowner Lynn Stevens, 2420 W Via Rialto Avenue**. request made for non- resident Tennis Team Member fees.

**Homeowner Glenn Kirk, 1870 W Navarro Avenue**. CC&R enforcement concerns.

**Homeowner Bob Radisich, 1852 S Yucca**, comments concerning the Audit.

**Homeowner Malcolm Hartnell 1942 S Emerson #103** Legal issues.

**Homeowner Maren Johnson** commented on committee member eligibility

**III. President's Report**

President Ron Ricci spoke about inaccurate information on NextDoor. Some things that were going on with the Board are basically settled and the Board is trying to get past it. The Board has discussed some things, and no matter what they decide, will have some residual effects. Even though the Board is now pretty much cohesive and running as it should there are still some people on NextDoor with misinformation. One of things mentioned on NextDoor was contacting Legal. The President and Community Manager is responsible for contacting legal on behalf of the Ranch and the Board; however, any Board Member can contact legal if they believe anything nefarious is taking place or if the President or Community Manager is not fulfilling their responsibilities. He shared some examples at the meeting for legal clarification. He also commented on the procedure for placing items on the agenda for the Board Meetings.

**IV. Minutes Approval**

Ben Smith made a motion to approve the 07/18/2019 Board of Directors Meeting Minutes presented in the packet as written. Gary Smith seconded the motion. After some discussion concerning the President's comments about time allowed for Homeowner Comments during the meetings, motion **passed unanimously with amendments**.

Dobson Association Inc. Board of Directors Meeting Minutes for July 18, 2019

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**V. Community Manager's (CM) Report**

Lynelle Glysson reported that she is working on the CC&R's for Subdivisions, matching plat maps with correct CC&R's. Interviewing qualified candidates for Finance Manager position and should be making a job offer in the next several days

**Reserve Project:** The Tennis Courts will be closed for several weeks as the Electrical Project begins next week. The parking lot has been sealed. Playground equipment for Laguna Park will be installed by August 26<sup>th</sup>. Marketing is working with Nancy Roggio on Website Development and initial questions will be answered at the next meeting.

**Capital improvement:** Master Planning Committee continues with Shade Structure for Laguna Park. Dennis is getting quotes for aeration to be presented to the Lake Habitat Committee.

**VI. Committee Reports**

- a) **Budget & Finance (B&F) Committee:** Spencer Jarvis advised the committee had a meeting Monday, August 12<sup>th</sup> and since there was not a meeting in July, was the first meeting since June. The committee wanted to thank all of the members who had resigned for their time and service dedicated to the association. He also advised they are looking for additional members and wanted to invite anyone that would like to join the committee. Commented about staff spending extra time to assist due to resignations. The committee voted on the Committee Chair and recommendation was sent to the Board. The Schwab Investment Account Manager attended their meeting and spent some time going over details with them and responded to questions. Joan Long commented on how well the Budget and Finance Committee has done over the last years.
- b) **Master Planning Committee:** Ron Ricci commented they did a preliminary walk through on Reserve Study. Nate gave a presentation on Reserve Study and moving forward. Early in September a meeting will be held to go over the Reserve Study line by line. Lake 1 and Lake 3 lights need some serious attention. Will put on the agenda for Master Planning.
- c) **Architectural Committee:** Louie Thiele reported 22 home sales and 3 Trustee home sales for the month. Received 28 Architectural Applications. CC&R cited 228 new notices in July.
- d) **Marketing Committee:** Louie Thiele stated continuing negotiations with new Web-site contractor. Professional Video of Monthly board Meetings has been arranged and began recording as of this meeting. September 9<sup>th</sup> the committee should have several vendors to review solutions for Monument sign problems. Committee has asked Recreation staff to purchase new banner signs for event displays especially at major park locations due to frequent usage.
- e) **Water Management Committee:** Craig Wilson advised the committee did not meet in July but provided the Board with some informational slides.
- f) **Lake Habitat:** Gary Smith reported completion of aeration on Lake 8 about six weeks ago and the Lake is cleaning up nicely. Problems with some residents along the Lake are not trimming their bushes and trees and all the leaves are floating down to Lake 8. Will vote to have aeration installed in Lake 2,3,4 and 5. Spoke to person in charge of Lake 6 which is the Mesa City Lake over by the library and he is interested in getting it cleaned up. If Lakes 2,3,4,5, and 6 eventually getting cleaner than they are now, hopefully Lake 7 will clean up on its own due to its size. Commented on the article in the RoundUp called Habitat Helps Fish life and growth and algae control.
- g) **Ad Hoc Policy Committee:** None
- h) **Recreation Committee:** None

**VII. Unfinished Business:**

- a) None

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### VIII. New Business

- a) Motion made by Allen Johnson and seconded by Ben Smith to have the Executive Session Agenda and Executive Session supporting materials at least 48 hours in advance. Motion **passed 5 to 3**.
- b) Motion made by Joan Long and seconded by Allen Johnson to nominate Spencer Jarvis as Chairperson of the Budget and Finance Committee. Motion **passed unanimously**.
- c) Motion made by Ron Ricci and seconded by Louie Thiele to nominate Joan Long as Treasurer for the Dobson Association Board of Directors. Motion **passed unanimously**.
- d) Laguna Park Shade Structure motion **tabled**.
- e) Pool Maintenance motion **tabled**.
- f) Motion made by Mike Kassel and seconded by Louie Thiele to accept the Committee Members as assigned. Motion **passed unanimously**.
- g) Motion made by Ben Smith and seconded by Allen Johnson to have the Community Manager publish a call for Candidates for the Board of Directors in the next issue of Ranchers Roundup, process constant contact email and post on the Website. Motion **passed unanimously**.

### IX. Discussion

#### **Caliber Access- Administrator(s)**

Discussion concerning Administrator(s) and Board Members having Caliber access. Comments were made concerning checks and balances for everyone. Concerns were made about the need between the Board and Community Manager access. Questions were asked about tracking the access on Caliber.

### X. Adjournment

With no further discussion, the President asked for a motion to adjourn from the attending homeowners. Nicole Lynam made the motion to adjourn. Mike Snedeker seconded the motion. The motion **passed unanimously**. Meeting was adjourned at 8:45 pm.