

Dobson Association Inc. Board of Directors Meeting Minutes for February 20, 2020

(Approved at the April 30, 2020 Board Meeting)

Members Present:

President: Sandy Murray	Member: Stephanie Fee
Vice President: Allen Johnson	Member: Mike Snedeker
Secretary: Louis Thiele	Member: Mike McAfee
Treasurer: Joan Long	Member: Chris Diamond

Staff Present:

Executive Director: Lynelle Glysson	Finance Manager: Lisa Morse
Administrative Assistant: Carolyn Burleson	Editor: Nancy Roggio
CCR Supervisor: Annie Vaugier	Associate Recreation Director: Jesse Wright

Homeowners and Guests Headcount: 15

I. Call to Order:

Sandy Murray, President, called the meeting to order at 7:00pm, and lead the Pledge of Allegiance. Roll call established a Quorum and no conflict of interest reported. Ben Smith was not present.

II. Homeowner Comments

Brian Lynam 2614 S Noche De Paz - had concerns about the water in Lake 7 and the bridge at Lake 1.
Nate Caine 1325 W Keats – requested information concerning repair of walls in Dobson Ranch.
Lori Barrett 2517 W Monterey – Had concerns about the algae and appearance of Lake 7.

III. President's Comments:

Sandy Murray reminded everyone about the Candidate Forum which will be held on March 19 at 6:30 and will be recorded and available to view online for anyone that cannot attend the Forum.

IV. Minutes Approval:

Motion made by Allen Johnson and seconded by Mike Snedeker to approve the January 16, 2020 minutes as presented in the packet. Motion **passed unanimously**.

Motion made by Allen Johnson and seconded by Mike Snedeker to approve the January 23, 2020 minutes as presented in the packet. Motion **passed unanimously**.

V. Executive Director Report:

Lynelle Glysson, Executive Director, reported the following:

Reserve Project: Not much has been started for 2020. On Lake 1 and 7 we received the electrical plans for lighting. There is a sample pole light at Inlet on Lake 1. We have ordered informational signage which is in production now and will be installed around the lakes and parks. We are going to reutilize the size and frame and we will be reducing the number of signs. The signs will be placed strategically on the Ranch. We will be looking into options for Kavanaugh Park scheduled to be redone per the Reserve Study this year.

City Breakfast: The City Breakfast was held on February 12th. The Board and staff met with the City Leadership and staff. Mayor Giles gave an update on the City of Mesa. Some of the highlights are: **City Code** that will prevent utilities turn off for low income and elderly during times of extreme heat. **Mesa College Promise** – this is a program that will fund tuition for college students.

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Mesa's new APP- MesaNow - This will give residents instant access to the City of Mesa Departments and information. Lynelle has asked the staff to download the app since it has a useful feature that will allow us to report an issue to the City. When you include a photo, it automatically tracks the location and the City can respond timely. Residents can go to the Mesa Website to view the City of Mesa and Chamber of Commerce **State of the City.mesaaz.gov**.

Homeowner Comments: Candidate forum will be recorded. If time permits, we will have questions from the floor. Lynelle was asked by the Board to review the Committee meeting times that happen during the day and/or morning hours. Jesse Wright provided a list of available dates and times for the committees to review. Residents at large will be surveyed if there is a committee they are interested in attending evening and/or day meetings. The survey will be going out shortly to learn when the residents at large want to attend these meetings.

2020 Planning: Goal setting moving forward. Lynelle has provided an outline of goals to the Board. She gave Master Planning and Budget/Finance a 5-year Reserve Study Plan. She is still formulating and building a plan for the Board to work with which they may add or delete items. Financial packets for February will be delayed due to the audit. We are reaching out to US Bank looking into checking accounts for our Reserve expenses. We want to clean that process up and she may come back to the Board for approval.

VI. Committee Reports:

- a. **Budget and Finance Committee:** Michelle Masters reported that the meeting was held Tuesday, February 18th. They learned about ADWR and how the budget works with them. The committee recommended a few minor changes and recommended to the Board to approve that Budget. They discussed some changes as to how our payment system works and there will be a presentation on that later tonight. Finances look great.
- b. **Master Planning Committee:** Sandy Murray reported the Committee met February 7th. They received a recap of deferred maintenance concrete project from Dennis Melgreen. They are continuing to look at benches. Will not be building them anymore. Unfortunately, the economy is so good the sales personnel are not returning our calls with the information. The Committee will review 5-year reserve study and have recommendations at next meeting. The Charter will be reviewed and discussed at next meeting. Nate Caine requested the Committee to explore lighted signage instead of banners like the ones at the corner of Dobson and Baseline.
- c. **Architectural Committee:** Louis Thiele reported there were 36 applications totaling \$186,388. Leading items were roofing, solar installs and painting. CC&R Staff cited 325 new notices in January with 139 closed 103 escalated. The **DRAC Committee** held a workshop to review the Residential Architectural Guidelines Workshop on Wednesday, February 12th. This was an open meeting with request for input by Ranch Residents. The revised and updated CC&R filings were discussed and proposed changes were noted. After legal review and approval, the final document will be on-line on the Ranch website and announced in the March issue of the Roundup. Many hours were spent reviewing and updating the CC&R Guidelines. DRAC members Kate O'Hara and Nicole Lynam deserve our gratitude along with the Executive Director Lynelle Glysson and CC&R Supervisor Annie Vaugier. Consistent and reasonable CC&Rs are a critical part of the success of our Association so we ask for your attention to this work.
- d. **Marketing Committee:** Louie Thiele reported the Committee postponed the regular meeting until more significant work was available for review on the Ranch website revision. The Real Estate activity on the Ranch will now be part of the Marketing Report. There were 36 total Home Sales for January with three trustee properties, 2 homes and 1 condo.

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- e. **Water Management Committee:** Craig Wilson reported the Committee met this month and had a good attendance. Several areas of interest were the SRP Water Expo coming up first weekend in March. They will have vendors to explain how the water system works. Dobson Ranch Spring Expo on April 4th at La Casita will have 9 vendors attending. Will have our Lady Bug release. Working with ADWR attending meetings. We wanted

to bring Lake 7 down but due to the rain in December we had to spill some of water and could not get the water levels down. Related to the comments about the water appearance, what we have been doing differently in the past year or so is reducing the amount of dye we are putting in the lakes at the request of the Lake Habitat Committee.

- f. **Lake Habitat:** Joe Trickett reported the fish order will be finalized in March after the fish census. They will be setting some nets to see how many fish are in the lake and the type of fish. This will give the Committee an idea as to what type of fish to order. We are holding off on the aeration so we have a couple more months of data and will be reviewing them in April. We continue with Dr. Amalfi recommendation on the amount of dye and chemicals used in the lakes. We are looking at creating some artificial habitat for the fish in Lakes 1,3,7 and 8 to help foster the small fish to help them reproduce so our eco system is more stable.
- g. **Recreation Committee:** Joan Long reported there was not a meeting but that Parent's Night Out was a success. She announced that March 14th would be the Ranch Community Clean Up at Los Altos Parking Lot, Shredding at Saratoga and La Casita Parking Lots and a Ranch wide Garage Sale.
- h. **Ad Hoc Committee:** None

VII. Unfinished Business: None

VIII. New Business

- a. **Motion: Washington Federal – ClickPay Transition:** Motion made by Allen Johnson and seconded by Stephanie Fee to allow Lynelle to pursue Click Pay. Allen Johnson made an amended motion and seconded by Stephanie Fee to allow Lynelle to seek three bids, of which there is already one, for payment transition to be reviewed and voted on at the March Board Meeting due to the crucial timeline. Motion **passed unanimously**.
- b. **Motion: Water Management Budget:** Motion made by Stephanie Fee and seconded by Sandy Murray to approve the Water Management Budget. Motion **passed unanimously**.
- c. **Motion: Move violation enforcement to General Counsel Attorney, Lynn Krupnik:** Allen Johnson made a motion and seconded by Sandy Murray to move Violation Enforcement to General Counsel Attorney, Lynn Krupnik. Motion **passed unanimously**.
- d. **Motion: Seek recommendation for a new collection's attorney:** Motion made by Allen Johnson and seconded by Stephanie Fee for the Executive Director to pursue recommendations for a new collection attorney. Motion **passed unanimously**.

IX. Discussion: None

X. Adjournment

With no further discussion, Sandy Murray adjourned the meeting at 8:19 p.m.