

Dobson Association Inc. Board of Directors Meeting Minutes for January 16, 2020

(Approved at the February 20,2020 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
Member: Ben Smith	

Staff Present:

Executive Director: Lynelle Glysson
Finance Manager: Lisa Morse
Communications Manager: Nancy Roggio
Facilities Manager: Dennis Melgreen
Administrative Assistant: Carolyn Burlison

Homeowners and Guests Headcount: 15

I. Call to Order

Sandy Murray, President, called the meeting to order at 7:00 pm, and lead the Pledge of Allegiance. Roll call established a Quorum and no conflict of interest reported.

II. Homeowner Comments

Vincent Territo, 2502 W Lompoc – Concerns about Airbnb and if HOA could address the concerns.

III. President's Comments:

Sandy Murray commented everything seems to be going smooth and hope the agenda tonight reflects we are finally getting things going and making things calmer. She was pleased everyone was there and she appreciated their participation in the meeting.

IV. Minutes Approval:

Motion made by Stephanie Fee and seconded by Ben Smith to approve the December 19, 2019 minutes as presented in the packet. Motion **passed unanimously**.

V. Executive Director Report:

Lynelle Glysson, Executive Director, reported we have all past due violations escalated or closed.

Reserve Project: Master Planning and marketing decided to recommend to the board not to do in-house common area furniture and signage. Lynelle will be getting locations that the manufactured furniture is already installed so that those who wish to test it can do so. She will get color swatches as well. Dennis will be getting bids for the lighting project on Lake 1. She will be ordering informational signage for lakes and parks.

Roundup/Website: the website developer is working on a live mock-up of our website.

Committee Meeting Times: Jesse has given Lynelle available times and dates as alternates to the committee meetings that are held during the day. She will ask committees for their preference for alternatives and then will survey residents if they would attend at the preferred time.

2020 Planning: Maintenance is working on deferred maintenance. They have bids for the board to review for concrete work. There are 47 areas where concrete needs to be repaired. We have implemented the use of Basecamp for communication between board, staff and committees. Committees will be working on goal setting that can filter up to

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the board for approval. This will establish a road map for the board to use as a guide over the next 5 years for Dobson Ranch.

VI. Committee Reports:

a. Budget and Finance Committee:

Michelle Masters reported the Committee met this past Monday, January 13th. Review of the Financials presented with no concerns. We started investing a large chunk of our excess cash and she acknowledged Joan Long for putting it together. Dobson Ranch has earned \$106,000 interest in the last 15 months. Excellent decision to move it into T-Bills and safe low risk investments. She commented that Lisa Morse has done a fabulous job as our new Finance Manager. We thank you for doing the packets and the hard work you are doing. We recommend the concrete package to award the bid to Grigg Concrete not to exceed \$22,000. The Board will hear a motion to appoint another member to our Finance Committee and that will be Renee' Gorman. She has a variety of work experience in finance and her passion for doing what is right for all of us we recommend that you approve that appointment.

b. Master Planning Committee: Sandy Murray reported they had a joint meeting on Friday, January 10th where they looked at a lot of choices for park and tennis benches, trash receptacles, doggie clean up stations, logo work and some signage. Lot of designs for benches and tables and a lot of decisions need to be made.

c. Architectural Committee: Louis Thiele reported there were 16 applications totaling \$86,719. Leading items were solar installations, window replacements and landscaping. CC&R Staff cited 217 new notices in December with 682 past items closed and 118 escalated. January we are fully staffed with two full time and one part-time employee.

d. Marketing Committee: Louie Thiele stated the committee reviewed template options for the Ranch website redesign. Now that the framework has been chosen, the content sources, which have already been reworked, will be loaded on to complete the site.

e. Water Management Committee: Craig Wilson reported Lake 6 gate repair has been replaced by the City. We can now control the water that is going down stream into Lake 7. There are two more meetings with ADWR, one for management plan to replace the current one will be on January 23rd. The other one will be on the 10th, they will close off the review and comment period and go into finalizing the 4th Management Plan which will come out in the summer and move on to the 5th.

f. Lake Habitat: Lynelle Glysson reported the committee decided to get a fish census done and are working on getting proposals. The fish order was confirmed with changes to the bass order. Most of the bass will be ordered in the fall. The aeration proposals were reviewed, and the committee decided to table the proposals until more Lake study data can be collected from the lake testing so they are careful where the aeration will be placed. They will review again in April. Joe Trickett was appointed chairperson.

g. Recreation Committee: Joan Long reported the Winter Wonderland Parade event was wonderful. Another parade a week later and lots of people in their yards out cheering. Breakfast with Santa was a huge success and the retirees put this together. Upcoming Parents Night Out is new this year where children are entertained at La Casita while the parents have a night out. Bark in the Park is coming up and is one of the greatest events we have, and the fences will be up all week. The Tennis program is going great and Pickle Ball had a great holiday tournament with prizes for the winners. Some people have complaints about cracks in the Pickle Ball Court. If you see anything like this, please contact the office. There has been a suggestion that we start a Chili Cookoff and have an iron pot to pass to the winner each year.

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h. Ad Hoc Committee: None

VII. Unfinished Business: None

VIII. New Business

- a. **Motion: Dobson Dolphin Sponsorship:** Motion made by Allen Johnson and seconded by Ben Smith to sponsor the Dobson Dolphins for 2020. Motion **passed with one recusal.**
- b. **Motion: Deferred Maintenance Concrete Repair:** Motion made by Sandy Murray and seconded by Joan Long to appoint Grigg Concrete to repair the concrete necessary on the Ranch not to exceed \$22,000. Motion **passed unanimously.**
- c. **Motion: Committee Charters:** Allen Johnson made a motion and seconded by Stephanie Fee to table until next meeting. Motion **passed unanimously.**
- d. **Motion: DRAC and Board Roles and Responsibilities:** Motion made by Stephanie Fee and seconded by Mike Snedeker to table until next meeting. Motion **passed by majority vote.**
- e. **Motion: Budget and Finance Committee Appointment:** Motion made by Joan Long and seconded by Allen Johnson to appoint Renee' Gorman as a member to the Finance Committee. Motion **passed by majority.**

IX. Discussion: None

X. Adjournment

With no further discussion, Stephanie Fee made the motion to adjourn and meeting was adjourned at 8:25 p.m.