

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

(APPROVED AT AUGUST 15, 2019 OPEN MEETING)

Members Present:

President: Ron Ricci
Vice-President: Mike Kassel
Secretary: Louis Thiele
Treasurer: Jeff Brosman
Member: Gary Smith

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

Staff Present:

Community Manager: Lynelle Glysson
Administrative Assistant: Carolyn Burluson

Homeowners and Guests Headcount: 35

I. Call to Order

The President called the Board Meeting to order at 7:00 pm, after the Pledge of Allegiance. Roll call was performed, and quorum was established. The Board Members reported no conflicts of interest.

II. Homeowner Comments

Homeowner Brian Lynam , 2614 S Noche De Paz, commented on the Lake Habitat.

Homeowner Michael McAfee, 2629 W Mendoza Circle, spoke regarding the DRAC Charter and requested the motion to approve be withdrawn from the agenda.

Homeowner Nicole Beck, 1333 W Nido, concerned about Board controversy from elections— Board of Directors is here to make informed decisions and she wanted to make sure the board is keeping homeowners' interest as 1st priority.

Homeowner Joan Long, 1803 W Kiowa, expressed concerns about taking care of the Lakes for the future. She stated they need to be taken care of now and not wait until it is too late. She encouraged owners to attend the Financial Meeting to help get funds allocated to preserve the Lakes over the next 5 years. Ron Ricci commented that Lake 8 is the test Lake. He attended the Habitat Committee meeting and they are working on a 5-year plan.

Homeowner Ben Smith, 2432 S Paseo Loma, commented on receiving Agenda and concerned about the time frame for meetings. Ron Ricci addressed receiving the Board packets for meetings.

Homeowner Janet Kassel, 2345 S Standage, concerned about Next Door Neighbor comments made by a Board Member.

Homeowner Phyllis Keller, 2117 W Isthmus Loop, concerned about the lights out at Lake 1 being very dangerous.

III. President's Report

President Ricci spoke about resident's participation in the Board meetings. He encouraged all residents to attend and participate in the meetings. There have been concerns that too much time is allocated for residents causing failure to complete the business at hand. That is the reason for time constraints on homeowners speaking in order to allow everyone a chance to participate within time limits.

IV. Minutes Approval

Jeff Brosman made a motion to approve the 5/20/19 Board of Directors Meeting Minutes presented in the packet as written. Mike Kassel seconded the motion. Motion was **passed unanimously**.

Louis Thiele made a motion to approve the 6/20/19 Board of Directors Meeting Minutes presented in the packet as written. Gary Smith seconded the motion. Motion **passed by a vote of 8 to 1**.

Allen Johnson made a motion to approve the amendment of the 5/16/19 Board of Directors Meeting Minutes presented by a follow-up email and at the meeting as written. Ben Smith seconded the motion. Motion **passed unanimously**.

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V. Community Manager's (CM) Report

Community Manager advised that the Architectural Committee, DRAC, is now meeting on the second and fourth Tuesday of each month to approve Architectural Applications. The Association needs five (5) members for an Appeal Panel and had applications available if anyone interested in serving on the panel. She advised that Jennifer Odom, Finance Manager for the Association had resigned. A temporary Finance Manager has been hired until the Association can find a full-time replacement. The Association will be resealing the parking lot and will do a section at a time not to disrupt parking. Reserve projects – some pop-up tents have been delivered; the Tennis Court Project will begin in 5 weeks. Playground equipment will arrive August 25th for Laguna Park. Roundup Website: Nancy Roggio will be working to have the website ready in a few months. Capital Improvements -Master Planning- Shade structure and lighting will be addressed later. Email blast survey was sent out concerning keeping the Keyless FOB Program.

VI. Committee Reports

- a) **Budget & Finance (B&F) Committee**: Jeff Brosman, Treasurer, reported on a few key aspects of the June financials (attached to these minutes). Was some discussion concerning the Chairman for the Financial Committee and motion requested to appoint a Chairman. Homeowner spoke concerning the motion. Meeting was paused for a break. Was decided to let the Financial Committee choose the Chairman rather than the Board appoint one.
- b) **Master Planning Committee**: Ron Ricci commented the committee met Wednesday, July 10 and decision was made to send out an email blast survey concerning Keyless FOB System.
Recap of Maintenance: Lake 1 has many lights out, electrical and structural problems were discovered. Discussed the color of the lighting on the lakes, parking lot and walkway. Email blast will be sent out on that as well. Ongoing study for PA Systems. Sandy Murray commented Shade Structure at Laguna Park has to receive 3 bids and approved by the Budget & Finance.
- c) **Architectural Committee**- Louis Thiele announced that DRAC will be meeting on the second and fourth Tuesday of every month. Commented on applications received for the month.
- d) **Marketing Committee**- Louie Thiele advised the committee is working with Nancy Roggio on the Ranch Website and discussed options. Should be in place by October of this year.
- e) **Water Management Committee**: Off for the summer
- f) **Lake Habitat**: Gary Smith reported on Habitat procedures being accomplished at Lake 8. Spoke concerning algae. Commended Joan Long for doing a good job speaking that we need to take care of our Lakes. We are working to get aeration in Lake 2, 3,4, and 5. Contacted the City to clean up Lake 6.
- g) **Ad Hoc Policy Committee**: Will meet as needed. Board will put Ad Hoc together.
- h) **Recreation Committee**: Off for the summer.

VII. Unfinished Business:

- a) **Sunset Plaza Rental Policy**- Motion made by Allen Johnson and seconded by Louie Thiele to approve the Sunset Plaza Rental Policy. Motion **passed unanimously**.
- b) **DRAC Charter**- Motion made by Ron Ricci and seconded by Sandy Murray to remove approval of DRAC Charter from agenda. The motion was **passed unanimously**.
- c) **Memorial Policy** - Motion made by Ben Smith and seconded by Mike Kassel to approve the Memorial Policy. After some discussion about having enough spaces for future requests, the motion **passed unanimously**.
- d) **Video Recording of Open Sessions**-Ben Smith made a motion that we provide the ability to record and potentially live stream unedited public meetings for later review. Motion **passed unanimously**.

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VIII. New Business

- a) Website Development- Louie Thiele made a motion not to exceed \$7,000 for Website Development. Joan Long seconded the motion. After some discussion from Board and homeowners, the motion **passed unanimously**.
- b) Lake 1 Foot Bridge Refurbishment- Motion made by Ron Ricci and seconded by Sandy Murray not to exceed \$20,000 for Lake 1 Foot Bridge Refurbishment. **Motion passed unanimously**.
- c) Master Planning Charter- Motion made by Ron Ricci and seconded by Sandy Murray to approve the Master Planning Charter with corrections. Motion **passed unanimously**.
- d) Ad/Hoc Committee- Board decision will be made when needed.

IX. Discussion-

Ben Smith commented two of the boat slips at Lake 7 are unoccupied. After some discussion, it was decided that people who are paying for the boat slips, whether they have a boat in them or not, should be allowed to hold on to their slip. Some discussion of possibly adding more Boat Slips to the Lake.

X. Adjournment

With no further discussion, the President asked for a motion to adjourn from the attending homeowners. Perla Herrera made the motion to adjourn. Josh Hadley seconded the motion. The motion **passed unanimously**. Meeting was adjourned at 9:05 pm.