

Dobson Association Inc. Board of Directors Meeting Minutes for October 17, 2019

(APPROVED NOVEMBER 21, 2019)

Members Present:

Secretary: Louis Thiele

Member: Allen Johnson

Treasurer: Joan Long

Member: Ben Smith

Member: Sandy Murray

Staff Present:

Executive Director: Lynelle Glysson

Finance Manager: Lisa Morse

Code Compliance Supervisor: Annie Vaugier

Administrative Assistant: Carolyn Burlison

Homeowners and Guests Headcount: 26

I. Call to Order

Louis Thiele, the Secretary, called the meeting to order at 7:10 pm, and lead the Pledge of Allegiance. Louis announced that three board members had resigned: Ron Ricci, President, Mike Kassel, Vice President and Gary Smith, Member. Louis made a motion to thank all of them for their service and some of them with years of service to the Board and Dobson Ranch. The motion was seconded by Allen Johnson and **passed unanimously**. Louis announced five members were present establishing a quorum and the Board Members reported no conflict of interest.

II. Appointing New Officers

Louis announced that a new President and Vice President needed to be appointed to replace the officers that had resigned. Allen Johnson made a motion to nominate **Sandy Murray** for President and seconded by Louis Thiele. Motion **passed unanimously**. Louis Thiele made a motion to nominate **Allen Johnson** for Vice President and seconded by Joan Long. Motion **passed unanimously**.

III. Homeowner Comments

Homeowner Nate Caine 1325 W Keats- Asked the Board to reconsider the \$100,000 Deferred Maintenance amount and had some concerns about CC&R enforcements.

IV. President's Report - None -- Sandy Murray announced the Board of Directors had a meeting and changed the Official Title of the Community Manager back to **Executive Director**.

V. Minutes Approval

Louis Thiele made a motion to approve the 09/19/2019 Board of Directors Meeting Minutes presented in the packet as written. Allen Johnson seconded the motion and **passed unanimously with corrections**.

VI. Community Manager's (CM) Report

Lynelle Glysson reported that the CCR's are on the website. There was a workshop held and approximately 100 residents asked for copies of the Subdivision CCR's.

Reserve Project: The Tennis Courts at Saratoga are delayed. Deferred Maintenance has begun that was authorized last month by the Board and started on safety issues first. These are sidewalks, broken curbs, electrical projects, and some signage that needs correcting.

Roundup: We are at the design phase of the new Website. Marketing will review designs as soon as they are available. Nancy continues to work with the Website companies.

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Capital improvement: Still waiting on bids for the aeration and the Fountain at Lake 8.

Events: There were some challenges at the Fishing Derby, and they are being addressed and moving forward we will have a clear point of contact and standard operating procedures will be in place for next year. The Clean Up Event went well, however, there were some glitches at the shredding location. We will be providing two shredding locations next year.

VII. Committee Reports

- a) **Budget & Finance (B&F) Committee:** Spencer Jarvis reported that the Budget & Finance had two meetings, one on October 7th and regular scheduled meeting on October 14th. At the October 7th meeting, the Committee continued their review of the 2020 Draft Budget and this has not been finalized. The Budget and Finance Committee did vote to recommend, unanimously to the Board of Directors, to maintain no change to the assessments for 2020. The regular meeting on October 14th, the Committee reviewed the September Financials and they appreciate Lisa Morse time and dedication and her efforts to make sure she was familiar with all the details and appreciate her preparation. The Financials presented to the Association show we are in a good position. We have sufficient reserve and operating funds. There were two projects presented to the Committee for review, one for Pool Maintenance and Laguna Park Shade Structure and after some discussion both were recommended to table pending revision and be presented back to the Budget and Finance Committee next month. Effective at the August meeting the Committee recommended a revised Committee Charter to the Board of Directors for approval and has been presented to the Community Manager in draft form so the Board of Directors can vote if it will be accepted.
- b) **Master Planning Committee:** Sandy Murray reported they are still doing follow-up work on Lake Foot Bridge and hope to be completed by October 11. Deferred Maintenance was presented at that meeting. We have a Lake 1 lighting consultant coming to speak about the lighting. We have lights out, things not working the way they should and after they present their recommendation on both sides, there will be a homeowner review. There is a lighting consultant for Laguna Park to assist with appropriate lighting, correct colors and hope to have this completed in several months. The committee is continuing to work on the Reserve Study for 2019. Shade structure for Laguna Park has been put on hold. The length of term for the Chairperson is one year subject to re-election.
- c) **Architectural Committee:** Louis Thiele reported there were 39 home sales and 3 Trustee home sales for the month. Received 36 Architectural Applications for total of \$260,813. CC&R cited 194 new notices in September with 28 Closed and 40 escalated past the 21-day limit. The number of citations issued went down due to missing inspector staff positions because of illness and resignations. New full-time position and part-time position will be posted next week.
- d) **Marketing Committee:** The Committee continues to meet twice a month to expedite the review sessions for the Ranch Website revisions. With the progress being made the completed site release should be in November. Signage issued are also under review with vendor costs being evaluated.
- e) **Water Management Committee:** Allen Johnson reported for Craig Wilson who could not attend the meeting. The Primary focus of Water Management is continuing to be with ADWR to negotiate our compliance with the 5th Management Plan. Dobson Ranch has some challenges with our infrastructure with the Lake making it difficult for us to comply with what they are requiring now. We are negotiating with them for exceptions. They have granted stipulations in the past and we are hoping we will be able to receive a similar one in the future. Louis Thiele requested Allen Johnson to explain the definition of ADWR in case some homeowners were not aware of the organization. The Arizona Department of Water Resources was formed in response to water supply, mainly ground water. The Committee voted to send the following actions to the Board for consideration:
- 1) Focus of the winter SRP dry-up the shelves on Lake 7 and 8.
 - 2) New fountain procurement be delayed until ADWR MP4 resolution.
 - 3) Fishing license fees be transferred to General Fund Account to be used in purchasing additional fish.
 - 4) Boating and Fishing License fees made more affordable.

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- f) **Lake Habitat:** None
- g) **Ad Hoc Policy Committee:** None
- h) **Recreation Committee:** Allen Johnson reminded everyone about the Spooktacular Event Friday, October 18, 2019.

VII. Unfinished Business:

- a) Shade Structure at Laguna Park was **tabled**.
- b) Soccer Sponsorship: Motion was made by Ben Smith and seconded by Sandy Murray to give a one-time \$150 sponsorship fund to American Youth Soccer Organization (AYSO) – Blue Dolphins be to used for uniforms, registration costs, etc. Motion **passed unanimously**.
- c) Pool Maintenance was **tabled**.

VIII. New Business

- a) **Interim Board of Directors Appointment:** Sandy Murray stated when the Board requested owners to submit application for the one seat that was available on the Board, they were unaware that three other members would be resigning, leaving four seats to fill. She stated the candidates that had applied were for the one seat. They are Michael Snedeker, Michael McAfee and Stephanie Fee. After some discussion from the Board and homeowners, a motion was made by Louis Thiel to appoint Michael Snedeker for a 6-month term. Motion was seconded by Allen Johnson. Motion **passed unanimously**. Motion made by Louis Thiele to appoint Michael McAfee to a 6-month term. Motion was seconded by Allen Johnson. Motion **passed unanimously**. Motion made by Allen Johnson and seconded by Joan Long to appoint Stephanie Fee for a 2 1/2-year term. Motion **passed 4 in favor, one against**.
- b) **2020 Assessment Rate:** Motion was made by Allen Johnson and seconded by Louis Thiele to retain the current assessment rate of \$552 annually, that is in place now, for 2020. Motion **passed unanimously**.
- c) **Motion: Lake Habitat Committee member approval:** Allen Johnson stated that Joseph Trickett had submitted application to be on the Lake Habitat Committee. Allen Johnson made a motion to accept his application and motion seconded by Louis Thiele. Motion **passed unanimously**. After this was approved, the new Board members were asked to step up and join the other Board Members.
- d) **Motion: Watercraft Fees:** Motion **tabled to allow** new appointed Board Member participation. There was some discussion concerning **Dock Fees**.
- e) **Motion- Fishing License Fees:** Motion **tabled to allow** new appointed Board Member participation.
- f) **Motion: Employee Health Care Options** – Ben Smith made a motion to accept the renewal quote in Column 2 for Employee Benefits and was seconded by Allen Johnson. Motion **passed unanimously**.
- g) **Motion: Fine Schedule for Violation:** **Tabled to allow** new appointed Board Member participation.
- h) **Holiday lights:** Motion was made by Stephanie Fee and seconded by Ben Smith to approve purchase of Holiday lights not to exceed \$8000 and to include Dobson and Baseline area. Motion **passed unanimously**.
- i) **Motion: Fishing License Fees to Lake Habitat/Fishing Club for items above and beyond the Budget** was **tabled to allow** new appointed Board Member participation.

IX. Discussion

- a) Sponsorship Application update – **No discussion**
- b) Review of Community Manager’s recommendation for alternatives to our current General Counsel - **No discussion**.

X. Adjournment

With no further discussion, Sandy Murray asked for a motion to adjourn. Louis Thiele made the motion to adjourn. Allen Johnson seconded the motion. The motion **passed unanimously**. Meeting was adjourned at 8:25 pm.