



**Dobson Ranch Association
Board of Directors Meeting
October 21, 2021
Approved September 16,
2021**

The monthly board meeting of the Dobson Ranch Association was held on Thursday, October 20, 2021. The meeting was called to order at 7:01 p.m. by President Allen Johnson, who served as chairman. Members present included: Ben Smith, Stephanie Fee, Mike Snedeker, Chris Diamond, Kathleen Tolar, Sandy Murray, Nicole Lynam and Richard Bitner. Association Director Lynelle Glysson was also present. Quorum was established.

Approval of Minutes

Stephanie Fee made a motion to approve the minutes for June 17, 2021, August 19, 2021 and September 16, 2021. Motion carried by unanimous vote.

Executive Director's Report

The written report was received and reported by the Executive Director Lynelle Glysson.

Treasurer's Report

The written report was received and reported by the Treasurer Stephanie Fee.

Motion: Allen Johnson made a motion to approve two 12 month CD's, one at Synchrony for \$210K and one at Goldman Sachs for \$215K, leaving \$350K liquid for upcoming projects. **Motion passed by unanimous vote.**

Committee Reports

DRAC: The written report was received and reported by Nicole Lynam.

Master Planning: The written report was received and reported by Mike Snedeker.

Recreation: The written report was received and reported by Rich Bitner.

Lake Habitat: The written report was received and reported by Lynelle Glysson.

Budget and Finance: The written report was received and reported by Spencer Jarvis.

Old Business- None

New Business:

Motion: 2021 Audit and Tax Filing proposal – Butler Hansen

Stephanie Fee made a motion to approve the engagement letter from Butler Hansen with an estimate for auditing services of \$13,500, tax filing estimated at \$1,500 and ballot tally and validation of election results for a fee of \$3,750. **Motion passed by unanimous vote.**

Motion: Perimeter Wall Policy

Chris Diamond made a motion to approve the perimeter wall maintenance policy as presented.

Motion passed by 8 with one abstaining.

Motion: Reaffirm DRAC members

Rich Bitner made a motion to reaffirm Nicole Lynam as Chairperson, Louis Thiele, and Kate O'Hara as members of the DRAC. **Motion passed by unanimous vote.**

Motion: Landscape – Monument Sign Location

Stephanie Fee made a motion to authorize the new planting for monument sign locations in the amount not to exceed \$35,010 from capital funds and add the planter landscaping to the next reserve study. **Motion passed by unanimous vote.**

Motion: Janitor Service

Stephanie Fee made a motion to approve janitor services with Lobos in the amount of \$2300 per month. **Motion passed by unanimous vote.**



Motion: Holiday Lights

Kathleen Tolar made a motion to approve contract with Spirit Lighting for our 2021 holiday lighting In the amount not to exceed \$8050.00. Motion passed by unanimous vote.

Motion: 2022 Assessments

Allen Johnson made a motion to increase the assessments 5% for 2022 approving the 2022 annual assessments of \$579.60 per lot. Motion passed by unanimous vote.

Motion: 2022 Budget

Mike Snedeker made a motion to approve the 2022 budget as presented. Motion passed by unanimous vote

Discussion: None

Adjournment

With no further business to come before the Board, the meeting was adjourned at 8:22pm.