

Dobson Association Inc. Board of Directors Meeting Minutes for September 19, 2019

(Approved at the October 17, 2019 Open Session)

Members Present:

President: Ron Ricci
Vice-President: Mike Kassel
Treasurer: Joan Long

Member: Sandy Murray
Member: Allen Johnson
Member: Gary Smith

Staff Present:

Community Manager: Lynelle Glysson
Finance Manager: Lisa Morse
Code Compliance Supervisor: Annie Vaugier
Administrative Assistant: Carolyn Burlison

Homeowners and Guests Headcount: 23

I. Call to Order

The President called the Board Meeting to order at 7:02 pm, after the Pledge of Allegiance. Roll call was performed, and a quorum was established. Louie Thiele, Secretary and Ben Smith, Member was absent. The Board Members reported no conflicts of interest.

II. Homeowner Comments

Homeowner Nancy Barker, 1233 W Monte, legal fees.

Homeowner Dmitri Lusnikov, 2250 S Cottonwood, methods and process for assessing code violation fines.

III. President's Report

President Ron Ricci spoke briefly about new employees and advised that the Community Manager would introduce them when she gave her report.

IV. Minutes Approval

Joan Long made a motion to approve the 08/15/2019 Board of Directors Meeting Minutes presented in the packet as written. Mike Kassel seconded the motion and **passed unanimously**.

V. Community Manager's (CM) Report

Lynelle Glysson introduced the Finance Manager, Lisa Morse who is CPA-Auditor who has 10 years' experience and prior employment with Butler Hanson. She introduced the Code Compliance Supervisor Annie Vaugier who has prior experience with various companies including 55 and older residents. She announced there will be a CCR Workshop Monday September 23,2019 at 7:00 in the Grande Room.

Reserve Project: The Tennis Courts at Saratoga will be open October 15. Playground equipment for Laguna Park is installed. Nancy Roggio, Roundup, continues to work with Website Development on our Website.

Capital improvement: Master Planning working on lighting for Lake 1. Shade Structure for Laguna Park on agenda for tonight.

VI. Committee Reports

- a) **Budget & Finance (B&F) Committee:** Michelle Masters advised the committee had meeting Monday, September 16, 2019 and they were introduced to Lisa Morse, new Finance Manager. She spoke briefly about the Attorney Fees and noted a significant drop this month. She encouraged homeowners to attend the Budget & Finance Committee meeting. She advised they were not able to look at the Shade Structure proposal.
- b) **Master Planning Committee:** Ron Ricci commented they looked at the lighting at Lake 7 and it was not what they wanted. They are going to check with a lighting expert to get recommendations for lighting on Lake 1.

- c) **Architectural Committee:** In Louie's absence, Sandy Murray reported there were 46 home sales and 2 Trustee home sales for the month. Received 48 Architectural Applications for total of \$177,949 and 30% were spent on window upgrades and sunshades. CC&R cited 242 new notices in August with 202 Closed and 19 escalated past the 21-day limit. New Code Compliance Supervisor has been hired to help with Administration of Architectural Guidelines.
- d) **Marketing Committee:** Sandy Murray reported they reviewed the Dobson ranch Logo and usage on Ranch Facility items. They had vendor presentation on sign replacement and upgrades. Update on website redesign with presentation by a new contractor on proposed Site Map. Discussed adding tables to The Sunset Plaza area to promote usage.
- e) **Water Management Committee:** Craig Wilson spoke about plans to achieve the amount of water going into the ground. Spoke about the Management Plans that were delayed due to staffing but hopefully they can continue now that they have the staff to implement the 5th and final Management Plan (Colorado River Plan) that will carry into the future.
- f) **Lake Habitat:** Gary Smith reported it is getting cooler and hope we can make it without any algae bloom. Getting aeration bids for Lake 2,3,4 and 5. Spoke briefly about fish order for Lake 8, 1 and 7, sun fish, catfish, etc.
- g) **Ad Hoc Policy Committee:** None
- h) **Recreation Committee:** Allen Johnson reported upcoming events for Recreation: Golf Tournament Saturday, September 21 Dobson Ranch Golf course. Bark in the Park Saturday September 28 at Laguna Park; Fishing Derby Saturday, October 5 at Los Altos; Fall Break Camp Monday-Friday October 18th at Laguna Park; Clean up, shred and Garage Sale Saturday, October 12 at Saratoga and Los Altos; Halloween Spooktacular Friday, October 18th at Laguna Park and Fall Festival Saturday, November 16th at Laguna Park.

VII. Unfinished Business:

- a) Motion for Shade Structure at Laguna Park was tabled.

VIII. New Business

- a) Motion made by Gary Smith and seconded by Sandy Murray to ask Community Manager to get bids for Water Feature for Lake 8 motion was **tabled and referred to Water Management.**
- b) Motion made by Sandy Murray and seconded by Mike Kassel to add two Quad Bench Seating tables for Sunset Plaza not to exceed \$3500. Motion **passed unanimously.**
- c) Motion made by Allen Johnson and seconded by Sandy Murray to request Community Manager provide a recommendation to the Board for a new General Counsel other than Mulcahy Law. Motion **passed unanimously.**
- d) Motion: Soccer Sponsorship **tabled.**
- e) Motion made by Allen Johnson and seconded by Sandy Murray to Tennis Club fee waiver for guests. Motion **passed unanimously.**
- f) Motion made by Sandy Murray and seconded by Allen Johnson to have Website Contact for the Board of Directors. After some discussion about contacting all 9 Board members and having the Secretary respond to emails, motion **passed unanimously.**
- g) Motion made by Ron Ricci and seconded by Gary Smith to begin Deferred Maintenance and cost not to exceed \$100,000 from retained earnings with focus on safety. Motion **passed unanimously.**

IX. Discussion

Provide awareness of annual financial audit protocol. Search of new auditor: Discussion concerning the length of time for auditor and request for new auditing firm.

Boat Registration Fee and penalty for not registering: Some discussion concerning watercraft limits, boat fee and penalty for non-registration and loose watercraft.

X. Adjournment

With no further discussion, the President asked for a motion to adjourn from the attending homeowners. Nicole Lynam made the motion to adjourn. Mike Snedeker seconded the motion. The motion **passed unanimously.** Meeting was adjourned at 8:35 pm.