

Dobson Association Inc. Board of Directors Meeting Minutes for June 18, 2020

(Approved at July 16, 2020 Open Session)

Members Present:

President: Allen Johnson	Member: Mike Snedeker
Vice President: Ben Smith	Member: Joan Long
Secretary: Louis Thiele	Member: Chris Diamond
Treasurer: Stephanie Fee	Member: Kathleen Tolar
	Member: Liz Durnan

Staff Present:

Executive Director: Lynelle Glysson
Facilities Director: Dennis Melgreen

I. Call to Order

Allen Johnson, President, called the meeting to order at 7:00 p.m. A quorum was established, and no conflict of interest reported.

II. Homeowner Comments:

Bryan Lynam - 2614 S Noche De Paz - Concerns about the electrical projects and code violations.

III. President's Comments:

Hope everyone is well and staying safe and doing the best you can. This last month has been a lot of news events. Lynelle will be updating us shortly on the reopening. We have a full agenda tonight and appreciate everyone being patient with us throughout this ordeal with Zoom, YouTube, and the lag. Looking forward to when we can do this all in person.

IV. Approval of Board of Director's Minutes:

Motion made by Kathleen Tolar and seconded by Mike Snedeker to approve the minutes for May 21, 2020 with corrections. **Passed unanimous.**

V. Executive Director's Report

Lynelle Glysson, Executive Director reported:

Meetings, Facilities and Events:

In our efforts to open the facilities as thoughtfully as we can and within the government guidelines, we have opened the following: Reservations for open swim at Los Altos and Saratoga pools, La Casita pool for water aerobics and water Zumba, tennis and pickleball courts including tennis lessons, Tai Chi and Yoga (keeping class size at 10 and under), Dobson Dolphins swim team, virtual Summer Camp, virtual Pre-School and even a children's dance class. Our efforts have been to open as much as we can and cover as much as the demographic of Dobson Ranch as possible so that everyone has access to programs or facilities. Committees have been meeting via Zoom and live streamed. As a professional organization, The Dobson Association is committed to diversity, equity, professional treatment of ideas, and respectful treatment of all members, volunteers, and employees at all Dobson Ranch meetings and events. The Association seeks to provide a community atmosphere in which diverse participants may contribute participate in an environment of mutual respect.

Banking: The new payment portal is live; statements are going out and residents can set up auto-pay or one-time payment online. Details have been mailed with quarterly statements. We are happy to answer any questions by phone or email.

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Projects, Reserve, Capital, and Maintenance Staff: Reserve Projects: Tennis courts at La Casita will be complete in the next few weeks. Bids will be presented to the board tonight for the lighting on Lake one. This is for the electrical work so that we can get started on that. Bollards need to be selected by the Master Planning Committee to recommend to the Board. The Master Planning Committee is also reviewing monument signs and park furniture. Plans are being drawn up by an architect for the Los Altos restrooms. We will have a very busy 6 months starting and completing reserve study projects.

Dennis Melgreen reported 49 concrete areas have been replaced. One more at Laguna Park play area and a sidewalk at one of the docks off Playa and Gaucho will be replaced. From last year, we did not replace the granite on Lake one for the Northern Common area because we were planning on doing the bollards and we would have damaged some of them.

VI. Committee Reports

a. Master Planning:

Tim McElrath reported that the meeting was held Friday, June 4 at 12:30 at La Casita. Dennis gave an update on Reserve Projects in progress including the La Casita Tennis Courts. Proposal will be given to the Board on the Lighting and architect drawing plans for Los Altos restrooms. The Committee reviewed bollard choices. Executive Director to get more details on the Sonoma and Prague Bollards. Committee reviewed proposed monument signs. Executive Director to get additional information and modified design.

b. Budget and Finance:

Michelle Masters reported a meeting was held on Monday. Reviewed finances and some of revenues have decreased due to advertising and recreation, school and summer camp. On the balance sheet there was an increase in assets and for the last four years we haven't had an increase in assessments to our monthly dues. We did have some variances but, we noticed the maintenance salaries were over budget due to overlapping in staffing transitioning from one supervisor to another. The general attorney fees were over by \$6000. All of the assessments are on track and payments from our residents have not been affected by the unemployment from Covid-19 restrictions. For investments, we do have 4.2 million invested right now and even though interest rates are very low we did have \$5800 interest for May. The projects proposals include the lighting and the committee discussed the separation of reserve versus capital amount. We decided that our recommendation is to have electrical come from reserve and the concrete come from capital and when the fixtures are presented, they would like to be split between reserve and capital. The Board will just be looking at concrete and electrical tonight and for that project, the committee recommended unanimously that the Board use Bolt Electric for the electrical project to be approved from the Reserve Account not to exceed \$17,000, and recommend using Grigg Concrete for the concrete project coming from Capital not to exceed \$24,000.

c. Recreation: No report

d. Lake Habitat:

Joe Trickett reported meeting was held on Wednesday June 3rd and they approved the committee charter- Craig gave water management report. They discussed the fish census. Lakes are healthy and getting a good variety of fish. Craig presented some mockups and asked that the board allocate some material to put into Lake one. More habitat we have the healthier our Lakes will be. And more fish the better. Eagle Scout has contacted us to do a project this year. We recommend a gate to the boat ramp at Sarasota to have a lock put on for residence. Our concern is non-residents are using the gates and Lake one is also being looked at as well. Our data for aeration needs a full year to make an evaluation compared to the rest of the lakes as to whether it is making a difference or not.

e. Marketing: No report

- f. **Water Management:** Craig Wilson reported that we lost the weather station that had been provided by the University of Arizona who went out of business. We must rely on the Maricopa County Flood Control District to provide local weather which includes evaporation and rain fall. We are moving into the summer and using our reverse season irrigation to reduce the amount of irrigation to the turf areas that are not used as much in the summer. The savings we generate goes to over seeding the parks and recreation areas. We have to comply with the amount of water allocated by ADWR for the turf areas. We are having a normal year and waiting for the Monsoons. The rain we get from the Monsoon does help make up for the irrigation loss.

VII. New Business

- a. **Motion: Confirm MP Committee's appointment of Tim McElrath as Chairperson**
Motion made by Michael Snedeker and seconded by Kathleen Tolar to appoint Tim McElrath as Chairperson of the Master Planning Committee. Motion **passed unanimously**.
- b. **Motion: Approve Purchase of Portable Chair Lift for Pools**
Motion **Tabled**.
- c. **Motion: Approve Lake One Lighting Bid**
Motion made by Stephanie Fee and seconded by Louis Thiele to approve Grigg Concrete for the concrete project at Lake One as recommended by the Budget and Finance Committee not to exceed \$24K paid from the capital improvement fund and Bolt Electric for the electrical installation at Lake One not to exceed \$17K paid from the reserve fund. Motion **passed unanimously**.
- d. **Motion: Committee Charters**
- i. **Master Planning**
Motion made by Ben Smith and seconded by Chris Diamond to approve the Master Planning Charter **as amended**. Motion **passed unanimously**.
- ii. **Budget & Finance**
Motion made by Ben Smith and seconded by Stephanie Fee to approve the Budget and Finance Charter **as amended**. Motion **passed unanimously**.
- iii. **Recreation**
Motion made by Stephanie Fee and seconded by Joan Long to approve the Recreation Charter **as amended**. Motion **passed unanimously**.
- iv. **Lake Habitat**
Motion made by Stephanie Fee and seconded by Kathleen Tolar to approve the Lake Habitat Charter. Motion **passed unanimously**.
- v. **Marketing: Tabled**
- vi. **Water Management**
Motion made by Stephanie Fee and seconded by Allen Johnson to approve the Water Management Charter **as amended**. Motion **passed unanimously**.

VIII. Discussion:

- a. **Future Meetings – Continue Zoom/You Tube only or resume in person meeting:**
Will revisit at next meeting.
- b. **Schedule Board Planning Workshop**
Will revisit at next meeting

c. July Board Meeting?

Allen Johnson stated that the Board may not be able to forego the July meeting due to some high-profile items that need to be discussed.

Adjournment

With no further discussion, Stephanie Fee made a motion and was seconded by Joan Long to adjourn the meeting at 9:18 p.m.