



**Dobson Ranch Association
Board of Directors Meeting
August 25, 2022
Approved at the September 22, 2022
Board meeting**

The monthly board meeting of the Dobson Ranch Association was held on Thursday, August, 25, 2022. The meeting was called to order at 7:01 p.m. by President Nicole Lynam who served as chairman. Members present included: Nicole Lynam, Allen Johnson, Stephanie Fee, Kathleen Tolar, Jesse Brown, Michael Snedeker, Sandy Murray, Rich Bitner and Chris Diamond. Association Director Lynelle Glysson and Facilities Director Dennis Melgreen were also present. Quorum was established.

Consent Agenda

Stephanie Fee made a motion to approve the Consent Agenda. Motion passed by a unanimous vote.

Approval of Prior Meeting Minutes

Chris Diamond made a motion to approve the minutes for June 23, 2022. Motion passed by a 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.

Committee Reports

Recreation: No report

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

Master Planning: The written report was received and reported by Tim McElrath.

Water and Lake Management : No report

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

Old Business- Project Flow Chart

Nicole Lynam made a motion to modify the Project Flow Chart to better indicate a collaboration between Master Planning and staff. Motion passed by a unanimous vote.

New Business

Motion: Isabella/Dobson Landscape Plan

Tabled

Motion: La Casita Preschool Cabinets

Tabled

Motion: Amended and Restated CCR's Dobson Ranch Unit One

Motion: Nicole Lynam made a motion to modify 4.9 to match the City regulations and to be drafted by the attorney. Motion passed by unanimous vote.

Motion: Sandy Murray made a motion to remove 4.11.3. Motion passed by unanimous vote.

Motion: Kathleen Tolar made a motion to approve changes proposed in an open meeting and start the updating process in the Dobson Ranch Unit One subdivision. Motion passed by a unanimous vote.



Motion: La Casita Pool Electrical

Stephanie Fee made a motion to approve the electrical work at La Casita to be completed by RMJ Electrical Contractors in an amount not to exceed \$15,750. Motion passed by unanimous vote.

Motion: 2023 Audit and Ballot Validation Proposals

Stephanie Fee made a motion to approve Butler Hansen for audit, tax, and election validation services out of operating funds and for Butler Hansen to be the sole source for these services through 2024.

Motion: Saratoga Project Change Orders

Stephanie Fee made a motion to approve a budget increase of \$100,000 for additional change orders and potential increase of costs and to split the difference between Reserve and Capital Improvement funding. Motion passed by unanimous vote.

Motion: Stephani Fee made a motion to sign the affidavit with Miceli Construction Group that assures the Board there will be no further increases on the Saratoga Project. Motion passed by unanimous vote.

Discussion:

- a. **Short Term Rentals** - Board discussed rentals.
- b. **Water Conservation and Drought Plan – Direct Water and Lake Management Committee and staff on next steps.**
Motion: Nicole Lynam made a motion to allow Lynelle to hire a professional to obtain an updated Drought Management Plan. Motion passed by a unanimous vote.
- c. **Little Free Libraries** - Board discussed having one installed at La Casita

Adjournment

With no further business to come before the Board, the meeting was adjourned at 10:13pm.