



**Dobson Ranch Association  
Board of Directors Meeting  
October 27, 2022**

**Approved at the November 17,  
2022 Board meeting**

The monthly board meeting of the Dobson Ranch Association was held on Thursday, October 27, 2022. The meeting was called to order at 7:13 p.m. by President Nicole Lynam who served as chairman. Members present included: Nicole Lynam, Stephanie Fee, Kathleen Tolar, Michael Snedeker, Sandy Murray, Rich Bitner and Chris Diamond. Dennis Melgreen, Facilities Director was also present. Quorum was established.

**Approval of Prior Meeting Minutes**

Rich Bittner made a motion to approve the minutes for September 22, 2022. Motion passed by a unanimous vote.

**Executive Director's Report**

Executive Director was not available. Dennis Melgreen gave an update on projects.

**Treasurer's Report**

The written report was received and reported by Stephanie Fee.

**Committee Reports**

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

**50<sup>th</sup> Anniversary Committee** -The written report was received and reported by Kathleen Tolar.

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

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

**Old Business- None**

**New Business**

**Motion: Appoint Vice President**

Nicole Lynam made a motion to appoint Kathleen Tolar for Vice President. Motion passed by unanimous vote.

**Motion: 2023 Assessments and Budget**

Stephanie Fee made a motion to approve the 2023 annual assessment increase of 5% (\$608.58) per lot. Motion passed by unanimous vote

**Motion: Budget**

Chris Diamond made a motion to approve the 2023 budget as presented. Motion passed by unanimous vote.

**Motion: Holiday Lights**

Nicole Lynam made a motion to approve contract with Spirit Lighting for our 2022 and 2023 holiday lighting in an amount not to exceed \$10,000. Motion passed by unanimous vote.



**Motion: Ad Hoc ED Recruitment Committee**

Rich Bitner made a motion to table the Charter. Motion passed by unanimous vote.

**Motion: Dobson/Isabella Landscape**

Rich Bitner made a motion to accept the recommendation of Master Planning and Budget Finance to approve the installation of the proposed landscape plan at Dobson/Isabella corner with work to be performed by Dobson Ranch staff in an amount not to exceed \$45,000 between Capital and Reserve funds. Motion passed by unanimous vote.

**Motion: Collections Policy**

Stephanie Fee made a motion to approve the changes recommended by Kathryn Battock for collection policy. Motion passed by unanimous vote.

**Motion: Insurance Package**

Nicole Lynam made a motion to approve insurance proposal from The Mahoney Group as presented. Motion passed by unanimous vote.

**Motion: BOD Open Session Consent Agenda**

Stephanie Fee made a motion to approve adoption of Consent Agenda format for future Board of Directors meetings. Motion passed by unanimous vote.

**Motion: Dobson Ranch Small Business Club**

Stephanie Fee made a motion to approve Dobson Ranch Small Business Club. Motion passed by unanimous vote.

**Discussion:**

**a. November and December meeting dates due to Holidays.**

November meeting will be held on Thursday, November 17

December meeting will be held on Thursday, December 15

**Adjournment**

With no further business to come before the Board, the meeting was adjourned at 9:20 pm.