



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
Thursday, December 14, 2023, 7:00 pm
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202
Live Streaming and In-Person Meeting

Meeting Minutes – Approved January 25, 2024

Members:

President: Nicole Lynam

Vice President: Kathleen Tolar

Treasurer: Stephanie Fee - remote

Secretary: Michael Snedeker

Member: Richard Bitner

Member: Sandy Murray

Member: Randy Harvey

Member: Christa Tropin

Member: Vacant

Staff:

Executive Director: Fran Pawlak, CMCA, AMS, PCAM

Landscape & Maintenance Supervisor: Marc Diaz

Community Manager: Sheila Cleary

I. Call to Order

The meeting was called to order by President Nicole Lynam at 7:14 pm. Pledge of Allegiance & Quorum Established. The agenda was approved as presented. Seven homeowner members were in attendance.

II. Consent Calendar

a. A motion was unanimously carried to approve the Consent Calendar as presented:

- i. Meeting Minutes – October 26, 2023 – Open Board Meeting
- ii. Meeting Minutes – November 2, 2023 - Workshop
- iii. Meeting Minutes – November 13, 2023 – Board & BFC Joint Meeting
- iv. Budget & Finance Committee – ratify approval of Nicole Beck and Pat Bresnahan.

Reports

a. **President's Report** - President Nicole Lyman addressed the membership, stating it's been another busy month at Dobson Ranch. The Town Hall Meeting on November 16th went well and was well attended. Many questions were addressed. It has also been brought to the board's attention that there is a potential board recall petition circulating with many inaccurate statements. The board would like any homeowners with questions about the veracity of the comments to seek clarification from a board member or staff member. The process is expensive, and the board asks for support and cooperation. The board stands by the decisions made and was not negligent—quite the opposite. The board is paying closer attention to proper procedures. The committee charters are being modified, and other policy documents will be revised.

- i. **Executive Session Update Report** – President Lyman reported that the board discussed homeowner requests, collections, and legal and personnel matters.



- b. **Treasurer's Report** – Stephanie Fee, Treasurer – was attending remotely and unable to present the report.
- c. **Executive Directors Report** – Fran Pawlak, Executive Director, presented a report.
- d. **Landscape & Maintenance Report** – Marc Diaz, Supervisor, presented a report.
- e. **Committee Reports** – the following committee members presented reports:
 - i. **Recreation Committee** – Rich Bitner
 - ii. **Dobson Ranch Architectural Committee** – Nicole Lyman
 - iii. **Master Planning Committee** – Tim McElrath
 - iv. **Water & Lake Management Committee** – Kathleen Tolar – no quorum for a meeting
 - v. **Budget & Finance Committee** – Spencer Jarvis
 - 1. **A motion was unanimously carried to approve post the 2024 approved budget detail on the website.**
 - 2. **A motion was unanimously carried to delay making additional reserve contributions until the December 2023 yearend financials are finalized and presented to the board for approval.**
 - 3. **A motion was unanimously carried to approve the September and October 2023 financials.**
 - vi. **CCR Committee (Ad Hoc)** – Kathleen Tolar
 - 1. **A motion was unanimously carried to approve the removal of Kelly Schroder from the committee.**
 - vii. **Preschool Committee (Ad Hoc)** – Christa Tropin
 - 1. **A motion was unanimously carried to approve Karisa Radar as a committee member.**

III. Old Business

- a. None

IV. New Business

- a. Committee Member Confidentiality Agreement – **table – forward to committee chairs for comment.**
- b. Aquatic Consulting & Testing, Inc – Sediment Study - \$14,060.00 – complete study.
 - i. **A motion was carried to approve the 10 -year Sediment Study to be conducted by Aquatics Testing & Consulting (preferred vendor) for seven lakes for \$9,860.00 – this does not include the Sediment Characterization of \$4200. Randy Harvey opposed.**



- c. The Mahoney Group Insurance Proposal – Property/Auto/Watercraft/D & O/Crime/Umbrella and Preschool – preferred vendor.
 - i. **A motion was unanimously carried to approve The Mahoney Group Insurance – (preferred vendor) proposal for \$179,311 for 2024.**
- d. La Casita Rental Rates – **A motion was carried to approve the 2024 La Casita Rental Rates as presented—the agreement will be forwarded to legal counsel for review. Randy Harvey abstained.**
- e. Ranchers’ RoundUp Advertising – **A motion was carried to approve the new 2024 Ranchers' RoundUp advertising rates with a 25% discount.**
- f. Amended and Restated Subdivision Declaration of CCRs – proposal for updates and vote implementation. **Tabled.**

V. Homeowner Comments & Correspondence

Seven homeowners were in attendance, and two addressed the board on various matters, including late letter fees, not taking care of our lakes, and basketball courts.

VI. Upcoming Meetings & Events

- a. January 18, 2024 – Board Workshop
- b. January 25, 2024 – Board Meeting

VII. Adjourn – A motion was unanimously carried to adjourn the meeting at 9:11 pm.