



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
Thursday, October 26, 2023 7:00 PM
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202
Live Streaming and In Person Meeting

Meeting Minutes – Approved December 14, 2023

Members:

President: Nicole Lynam

Vice President: Kathleen Tolar

Treasurer: Stephanie Fee

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

I. Call to Order

The meeting was called to order by President, Nicole Lynam, at 7:07 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

II. Consent Calendar

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

i. Meeting Minutes – September 28, 2023 – Board Meeting

III. Reports

a. **President's Report** - President Nicole Lyman addressed the membership stating it's been another busy month at Dobson Ranch, everyone has been working on the 2024 Budget, getting ready for the Fall Festival on November 4th and the Town Hall on November 16th. The Halloween Spooktacular was a great success the previous weekend. We have some personnel changes coming up, the recreation class employees are moving to Independent Contractors, and we have a new Community Manager starting in November. There are also new clubs that are active and looking for new members!

i. **Executive Session Update Report** – President Lyman reported that the board discussed personnel, benefits, legal opinions, and collection efforts.

b. **Treasurer's Report** – Stephanie Fee, Treasurer

i. **2023-10-100** A motion was unanimously carried to approved to ladder Reserve Investments totaling \$1,316,517 as presented by Stephanie Fee, Treasurer.



- c. **Executive Directors Report** – A report was presented by Fran Pawlak, Executive Director noting that the staff is adjusting to the reorganization and that their input is highly valued. The weekly email blast and article in the Ranchers’ RoundUp is a great way to stay updated. We are also frequently updating the website to keep you informed. Waiting for the new Reserve Study.

- d. **Landscape & Maintenance Report** – A report was presented by Marc Diaz, Supervisor, with an update on Landscape & Maintenance matters to include regular maintenance and liability issues including tree matters and electrical lighting issues.

- e. **Committee Reports** – the following committee members presented written and/or verbal reports unless noted.
 - i. **Recreation Committee** – Rich Bitner
 - ii. **50th Anniversary Committee (Ad Hoc)** – Kathleen Tolar
 - iii. **Dobson Ranch Architectural Committee** – Nicole Lyman
 - iv. **Master Planning Committee** – Tim McElrath
 - v. **Water & Lake Management Committee** – Chair is open/Fran & Marc reported
 - vi. **Budget & Finance Committee** – Spencer Jarvis
 - 2023-10105** A motion was unanimously carried to approve Nicole Beck and Pat Bresnahan as new members to the Budget & Finance Committee and add to the Consent Agenda for the next meeting.
 - vii. **CCR Committee (Ad Hoc)** – Kathleen Tolar

IV. Old Business

- a. **Fall Festival** November 4, 2023 – management and the 50th Anniversary Committee provided an update.

- b. **2023-10-101** A motion was unanimously carried to discontinue the Winter Carnival and Pancake Breakfast in 2023 due to funding and staffing levels.

- c. **Lighted Boat Parade** event was discussed for Saturday, December 2, 2023 at 6:00 pm to be held at Lagun Pak and for the Association to provide beverage and dessert food trucks from 5pm to 7pm.

- d. **2023-10-102** A motion was unanimously carried to approve the new Ad Hoc Preschool Committee Charter.

- e. **Town Hall** – is scheduled for Thursday, November 16, 2023 at 7:00pm to 9:00pm – there will be a presentation and time for Q & A.

- f. **2023-10-103** A motion was unanimously carried to budget up to \$25,000 in 2024 in additional funding towards the staffing and operation of the La Casita Preschool to honor our commitment and remain compliant through May of 2024 - the preschool will be required to be self-sufficient starting June 1, 2024.



V. New Business

- a. **2023-10-104** A motion was unanimously carried to hire temporary personnel, if necessary, not to exceed \$47.00 per hour (not to exceed \$5,000) to expedite the collection and processing of homeowner requests for association records.

VI. Homeowner Comments & Correspondence

Sixteen homeowners were in attendance and four homeowners addressed the board on various matters including records requests, draft budget, City Breakfast, preschool, meeting videos, dogs off leash, Ranchers' RoundUp, and personnel staffing levels.

VII. Upcoming Meetings & Events

- a. November 4, 2023 – Fall Festival
- b. November 9, 2023 – Town Hall Planning Workshop
- c. November 13, 2023 – BOD and BFC Joint Meeting – Budget Review
- d. November 16, 2023 – Town Hall

VIII. Adjourn – A motion was unanimously carried to adjourn the meeting at 9:18pm.