



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
Thursday, June 27, 2024 7:00 pm
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202
Live Streaming and In-Person Meeting

Meeting Minutes – Approved _____

Members Present:

President: Sam Javelosa

Vice President: vacant

Treasurer: Stephanie Fee

Secretary: Holly Prasetio

Member: Christa Tropin

Member: Bradley Bettencourt

Member: Sandy Murray

Member: Michael Snedeker

Member: vacant

Staff Present:

Executive Director: Fran Pawlak, CMCA, AMS, PCAM

I. Call to Order

- a. The meeting was called to order by President Sam Javelosa at 7:04 pm.
- b. Pledge of Allegiance
- c. Completed verbal role call to establish quorum.
- d. Agenda:
 - i. Holly moved to amend the agenda to move all proposed motions in the Report section to the New Business section; Christa seconded. Motion unanimously passed.
 - ii. Christa moved to add to the agenda the appointment of five new members to the Recreation Committee to the New Business section; Holly seconded. Motion unanimously passed.
 - iii. Holly moved to approve the agenda with the amendments; Christa seconded. Agenda unanimously approved, as amended.
- e. Microphone and cameras were checked and deemed to be in working order.
- f. 6 homeowner members in attendance at the time the meeting started.

II. Consent Calendar

- a. Consent calendar included the following items for approval:
 - i. Meeting Minutes: May 30, 2024 Open Board Meeting
- b. Christa moved to approve consent items; Holly seconded motion. Motion passed 6-0-1 with Stephanie abstaining.



III. Presentation

- a. City Property Management – Brian Lincks, President and Anthony Janssen
 - i. Follow up presentation to migrate our systems to a centralized property management company.
 - ii. They provided an overview of their software and portals.
 - iii. Would like to sit down for a longer discussion to nail down exactly what we are looking for. Confirmed everything is negotiable.

IV. Reports

- a. **President's Report:** President Sam Javelosa provided updates from this past month that included the following summary:
 - i. Migrating our systems with a property management is our biggest initiative right now.
 - ii. We entered into an agreement with an employment attorney who can provide training to the Board and the staff, and to help protect the Association from further liability.
- b. **Treasurer's Report** – Stephanie Fee, Treasurer
 - i. April and May 2024 Summary and Balance Sheet
 - ii. Provided a summary of our investments. Nothing coming due until July.
- c. **Executive Directors Report** – Fran Pawlak, Executive Director, presented a report including the following summary:
 - i. Administrative Assistant just started.
 - ii. Staff has been busy, as usual.
- d. **Committee Reports** – the following committee members presented reports:
 - i. Recreation Committee – Christa Tropin
 - 1. Dion and Joel attended the meeting; the committee has a lot of new community members who would like to join.
 - 2. Christa reviewed what was accomplished during the meeting, including events, vendor swag bags, neighborhood watch program initiative, brainstorm for pickleball issues, plan to vote on a new chair at their next meeting.
 - ii. Dobson Ranch Architectural Committee (DRAC) – Sandy Murray
 - 1. DRAC received 10 applications, of which 8 were approved and 2 denied.
 - iii. Master Planning Committee – Tim McElrath
 - 1. They reviewed the 5 quotes for the roof project at La Casita.
 - 2. Application received from Gunther Blankenship to join the committee and they voted to recommend that the Board approve.



3. Reviewed options for the Turf Reduction project and developed 3 options, including: starting from scratch, return turf to the area, or keep it as is. They recommend looking into the cost of returning turf to the area and asked if the board would like them to proceed with determining potential costs and options. We determined that a formal motion was not needed and we directed Master planning to move forward with analyzing cost and options for restoring turf.
- iv. Water & Lake Management Committee – Fran Pawlak
 1. See meeting minutes for summary of the meeting on June 11, 2024.
 2. Application received from Anthony Carbajal to join the committee.
 3. Next meeting they will have a presentation from the water attorneys regarding the MP5 and will have Zach present on the sediment study.
 - v. Budget & Finance Committee – Spencer Jarvis
 1. Meeting was held on Monday, June 24, 2024.
 2. Approved October 2023 and May 2024 minutes, made progress on Old Business items, reviewed April 2024 financials.
 3. The new process where financials will be reviewed a month behind to give staff and the committee more time to have questions and answers back and forth seems to be going well.
 4. B&F recommends acceptance of the April 2024 financials.
 5. Trying to develop a tool to more effectively evaluate our working capital
 6. Went over 2023 audit and will have some follow up items to discuss internal controls that are needed in future meetings. This may be something we should discuss with whatever property management company we go through to make sure they utilize best practices.
 7. Stephanie moves to accept the April 2024 financials; Christa seconded. Motion as unanimously approved.
 - vi. Preschool Committee – Krysta Rader
 1. Beach Bop fundraiser was well attended and raised \$4,531. There are four additional fundraisers planned to implement throughout the year.
 2. They still have 4 open slots for the afternoon session for the next school year but have a potential family that may take one of those slots.
 3. Need an update from the CPA on how they should proceed with their finances/budget.
 - vii. CC&R Committee (Ad Hoc) – Nicole Lynam
 1. We are waiting to hear back from the attorney on feedback before we can move forward.
 2. We discussed additional issues relating to registered sex offenders and Pad Split issues and how they relate to our CC&Rs.
 - viii. Policy Committee (Ad Hoc) – Holly Prasetio



1. Application received from Sandra Rogers to join the committee.
2. Anticipate the committee starting in the Fall but working on a running list of things to address.

V. Old Business

- a. La Casita Roof
 - i. Southwest Roofing Consultants will be coming to the building tomorrow June 28th to get on the roof and provide their opinion.
 - ii. They also have all 5 of the proposals that they will review.
- b. Call for Candidates
 - i. We currently have 2 candidates.
 - ii. We will continue to solicit applications until the end of July.
- c. Board Training
 - i. We recently received emails to enroll. We will discuss Module 1 at our next workshop meeting.

VI. New Business

- a. 2025 Budget Process/Timeline
 - i. Anticipate getting started with budget talks in August. We discussed needing to make a decision on the financial management before we can set a 2025 budget.
 - ii. They need a 60 day notice and the contract ends the end of August. This would mean we would need to give notice by July 1st.
 - iii. Stephanie moved to give Barkan 60 day notice to terminate our contract with them; Sam seconded. After discussion, Stephanie amended to give 90 day notice; Sam accepted the amendment. Motion unanimously approved.
 - iv. Preschool budget brought up as a need to figure out before we start our budget process to see if it will be separated out or not.
 - v. Request to have budget talks put in the
- b. Committee Applications
 - i. Brad moved to appoint Gunther Blankenship to the Master Planning Committee; Sam seconded. Unanimously approved.
 - ii. Stephanie moved to appoint Anthony Carbajal to the Water & Lake Management Committee; Holly seconded. Unanimously approved.
 - iii. Christa moved to appoint Julie Schlechter, Rhonda Herrera, Sharon Bushart, Jeanne Smith, and Morris Okun to the Recreation Committee; Sam seconded. Unanimously approved.
 - iv. Holly moved to appoint Sandra Rogers to the Ad Hoc Policy Committee; Brad seconded. Unanimously approved.



VII. Homeowner Comments & Correspondence

- a. Nate: expressed concern about the City of Mesa and how they are maintaining the property in our community, including cutting down trees.

VIII. Upcoming Meetings & Events

- a. Thursday, July 11, 2024 at 5:30pm – Board Workshop
- b. Thursday, June 18, 2024 at 5:30pm – Executive Session (closed) – keep it as a placeholder if we need it but might be cancelled.
- c. Thursday, June 25, 2024 at 5:30pm – Executive Session (closed)
- d. Thursday, June 25, 2024 at 7:00pm – General Session (open)

- IX. **Adjourn** – Mike moved to adjourn; Sam seconded the motion. Unanimously approved to adjourn the meeting at 8:58 pm.

Respectfully submitted:
Holly Prasetio, Secretary