



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
Thursday, February 22, 2024 7:00 pm
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202
Live Streaming and In-Person Meeting

Meeting Minutes – Approved March 28, 2024

Members Present:

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 Present:

Executive Director: Fran Pawlak, CMCA, AMS, PCAM

Landscape & Maintenance Supervisor: Marc Diaz

Legal Counsel: Lynn Krupnik

I. Call to Order

The meeting was called to order by President Nicole Lynam at 7:12 pm. Pledge of Allegiance & Quorum Established. The agenda was approved as presented and a motion was unanimously carried to include two New Business items regarding a contingent plan for board officers due to the recall and background checks for board officers.

II. Consent Calendar

- a. A motion was unanimously carried to approve the Consent Calendar as presented:
- i. Meeting Minutes – January 25, 2024 – Board Meeting

III. Reports

- a. **President's Report** - President Nicole Lynam addressed the membership regarding the negative attitude towards the board, staff and neighbors. We can do better!
 - i. **Executive Session Update Report** – President Lyman reported that the board discussed collections, and legal and personnel matters.
- b. **Treasurer's Report** – Stephanie Fee, Treasurer – reviewed the investments report and positive year end. She also recommended to wait on contributing any additional funds to reserves.
- 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 Lynam
 - iii. Master Planning Committee – Tim McElrath
 - iv. Water & Lake Management Committee – Fran Pawlak
 - 1. **2024-02-100 A motion was unanimously carried to approve reallocation of funds within the lakes budget for additional chemicals as needed and reduce testing.**
 - v. Budget & Finance Committee – Spencer Jarvis
 - 1. **2024-02-101 A motion was unanimously carried to approve the December 2023 and January 2024 financials.**
 - 2. **2024-02-102 A motion was unanimously carried to approve a contribution to reserves of \$150,000 if funds are available.**
 - vi. CCR Committee (Ad Hoc) – Kathleen Tolar
 - vii. Preschool Committee (Ad Hoc) – Christa Tropin
 - 1. **2024-02-103 A motion was carried to approve the La Casita Preschool Committee Charter with modifications and to include CPA and legal counsel opinions with committee plans and structure.**

IV. Old Business

- a. Los Altos Recreation Center – ramada demo – was completed today, February 22, 2024
- b. Granicus Website – on schedule – Chad is working diligently on the design
- c. 2023 Financial Audit – March 13, 2024 the audit will commence – in-office meeting
- d. Saratoga Recreation Center – next walk-through is scheduled for early March
- e. Annual Meeting & Candidate – all plans are underway, candidate debate March 14, 2024
- f. City Lunch and Learn – no update yet

V. New Business

- a. Butler Hansen AUP Inspector of elections - Recall – **2024-02-104 A motion was unanimously carried to approve the agreement with Butler Hansen for \$295 per hour.**
- b. All Copy Products – office copier renewal contract – **2024-02-105 A motion was unanimously carried to approve the renewal contract for 48 months @ \$380.00 per month (savings \$232.39 per month) for a total of \$18,240.**
- c. Board Recall Meeting is set for March 7, 2024 at 7:00 pm – Notices and online voting instructions are to be mailed on February 23, 2024.



- d. **2024-02-106 A motion was carried to appoint Christa Tropin as President and Randy Harvey as Secretary/Treasurer should the Board of Directors recall be successful on March 7, 2024. This is contingent upon the recall of Nicole Lynam, Stephanie Fee and Michael Snedeker. (Christa Tropin and Randy Harvey abstained)**
- e. **2024-02-107 A motion was unanimously carried to draft a new board policy requiring all board officers to go through a preemployment background check.**

VI. Homeowner Comments & Correspondence

Homeowners in attendance addressed the board on various matters, including Dobson Dolphins, La Casita Preschool, CCR compliance, financials, recall, board candidates, and questions from homeowners at the candidate debate.

VII. Upcoming Meetings & Events

- a. March 7, 2024 – Board Recall Special Meeting 7:00pm
- b. March 14, 2024 – Annual Election Candidate Forum – 7:00pm
- c. March 21, 2024 – Board Workshop – 5:30pm – tentative
- d. March 28, 2024 – Board Meeting – 7:00pm
- e. April 9, 2024 – Annual Meeting – 7:00pm

VIII. Adjourn – A motion was unanimously carried to adjourn the meeting at 9:27 pm.