



**The Dobson Association, Inc.  
Board of Director's General Session Open Meeting  
Thursday, September 26, 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 (absent)

Secretary: Holly Prasetio (left at 9:30pm)

Member: Christa Tropin

Member: Bradley Bettencourt

Member: Sandy Murray (absent)

Member: Michael Snedeker

Member: Sandra Rogers (SJR)

Member: Katelyn Noble

**Staff Present:**

Steve Burns, City Property General Manager

Marc Diaz, Maintenance and Facilities Supervisor

**I. Call to Order**

- a. The meeting was called to order by President, Sam Javelosa, at 7:03 pm.
- b. Pledge of Allegiance
- c. Completed verbal role call to establish quorum. Quorum was established.
- d. Agenda:
  - a. **Holly moved to approve the agenda; SJR seconded. Motion passed unanimously.**
- e. Microphone and cameras were checked and deemed to be in working order.

**II. Approval of Prior Minutes**

- a. Meeting Minutes: August 22, 2024 Open Board Meeting
- b. September 12, 2024 Workshop Board Meeting
- c. **Christa moved to approve consent items; Mike seconded motion. Motion passed unanimously.**

**III. Reports**

- a. **President's Report:**
  - a. Sam provided an update about the transition of systems with City Property
  - b. Homeowner and Board portals are now live and training is ongoing.



- c. New website will launch tentatively on October 2, 2024.
- b. **Treasurer's Report** – Stephanie Fee, Treasurer
  - a. TABLED
- c. **Committee Reports** – the following committee members presented reports:
  - a. Recreation Committee – Jeanne Smith
    1. Provided a summary of what they discussed (see minutes from the committee meeting) and provided overview of upcoming events
  - b. Dobson Ranch Architectural Committee (DRAC) – Sandy Murray
    1. TABLED
  - c. Master Planning Committee – Tim McElrath
    1. Discussed preference of shingles vs metal roof. 2 votes for metal, 1 vote for shingles, and 1 abstained due to lack of information.
    2. Recommendation to authorize staff to begin the first phase of the Laguna Shores park to remove the rock and move it to the lower terrace steps. Christa moved to take Master Plannings recommendation to authorize staff to move the rock at Laguna Shores Park to the lower terrace steps; Mike seconded. Discussed about whether we need a total cost of the project as a whole before we take action. **Motion failed 1-6 as a role call vote:**
      - a. **SJR: nay**
      - b. **Christa: yay**
      - c. **Katelyn: nay**
      - d. **Brad: nay**
      - e. **Holly: nay**
      - f. **Sam: nay**
      - g. **Mike: nay**
    3. Committee unanimously recommended Tim McElrath as continued Chair of the committee. **Holly moved to reaffirm the Master Planning committee with its current members and to retain Tim McElrath as chair; Sam seconded. Motion was unanimously approved.**
- d. Water & Lake Management Committee – Katelyn Noble
  1. Fish stocking: they recommend stocking prior to first week of November; Zach will be obtaining a quote from the provider and will submit it to staff.
  2. Continuing to monitor for algae so it can be treated immediately. We are running low on chemicals and will need to order more. Recommendation to order another pallet of 180 gallons; Zach will obtain a new quote for this too.
  3. Christa moves to obtain a new pallet of 180 gallons of chemicals of an approximate cost of \$7,000.



4. Policy indicates that President and Treasurer can sign off on the budgeted operating expense of stocking fish if within \$5,001-19,999
- e. Budget & Finance Committee – Spencer Jarvis
  1. Committee lost one member, Nicole Beck, and is down to 5 committee members. Looking for new volunteers.
  2. Will defer July financials due to the transition of financial management. The committee will review July and August at their next meeting.
  3. La Casita Roof
    - a. Committee recommends consideration of the following:
      - i. Inspecting whether there are structural concerns due to the length of time the leak has been occurring.
      - ii. Master Planning committee identified that we had work done on the foam roof a few years ago. There should be more life left on that work and we should review to see if that specific work needs repairs.
      - iii. The current quotes do not break down the work from the flat foam roof and the repairs on the other section of the roof so there is a recommendation to ask the vendors to break down the bids to reflect the various costs.
      - iv. If we needed to proceed immediately, we could make a contingency motion to include the above concerns.
  4. 2025 Proposed Budget – first draft and Preschool details
    - a. B&F gave Preschool committee recommendations for their portion
    - b. Identified the need for additional information to accurately review the budget. Stephanie will update the budget and will send out a second draft to the committee and staff to review. B&F will come to the joint workshop prepared with questions.
- f. Preschool Committee – Krysta Rader
  - a. The committee clarified and ratified the proposed financial schedule (provided). Need to include an income line (Capital Contribution line) for fundraised money.
  - b. Also recommends that Krysta Rader remain chair of the committee.
    - i. **Holly moved to reaffirm the Preschool committee with its current members and to retain Krysta Rader as chair; Sam seconded. Motion was unanimously approved.**
2. Marie Lee applied to become a member of the Preschool Committee.



Committee makes a recommendation to approve her.

- a. **Holly moved to appoint Marie Lee as a member of the Preschool Committee; Christa seconded. Motion was unanimously approved.**
3. Preschool parents club also met and discussed upcoming events.
- g. CC&R Committee (Ad Hoc) – Holly Prasetio
  1. The committee did not meet this month.
- h. Policy Committee (Ad Hoc) – Holly Prasetio
  1. Committee has still not started yet.

#### IV. **Management Report**

- a. Facilities Maintenance Report
  - a. Lights being replaced with an LED equivalent
  - b. Lake 4 fountain fixed
  - c. Los Altos community building and the Lake 1 bridge – vendor will be providing a quote to do a more thorough assessment with recommendations.
  - d. Pickleball court lights are working but the voltage is off and being looked at.
  - e. Marc will be working with Steve to create a plan for assessing the community lights at night and a preventative maintenance schedule.
  - f. Raven pools will be working on the rubberized coating on the splash pad next month.
  - g. Alarm for the doors at the pickleball courts – Marc has identified a product to try to use but it has a high rate of failure so need to figure out how to install it properly.
- b. Management Report – Steve Burns
  - a. Discussed stats of what has been occurring this month and provided an update on the transition and training.
- c. 2024 Legislative Changes
  - a. Steve provided an overview of the changes that are applicable to our Association.

#### V. **Business**

- a. Collection Policy
  - a. City Property presented new collection policy that includes a step of small claims court. This is their standard method of business.
  - b. Holly moved to approve the new collection process as presented by City Property; Mike seconded. **Role call vote – motion passed 5-1-1.**
    1. **SJR: abstain**
    2. **Christa: yay**
    3. **Katelyn: yay**
    4. **Brad: yay**



5. Holly: yay
6. Sam: nay
7. Mike: yay

**Brad moves to table item b, c, d, and e of the business section; Holly seconded. Motion passed unanimously.**

- b. Officer Appointment / Board liaisons
  - a. TABLED
- c. La Casita Roof Update
  - a. TABLED
- d. Recreation Facilities Access Measures
  - a. TABLED
- e. Management RFP
  - a. TABLED
- f. Manager Spend Limit
  - a. Steve recommends an increase in the spend limit from \$1,000 to \$2,500 or \$5,000 to match the policy spend limit.
  - b. **Brad moves to increase the spend limit for Steve Burns, our General Manager, to \$5,000 to match the policy document; Christa seconded. Motion failed 1-6 with a role call vote:**
    1. SJR: nay
    2. Christa: nay
    3. Katelyn: nay
    4. Brad: yay
    5. Holly: nay
    6. Sam: nay
    7. Mike: nay
  - c. **SJR moves to table this discussion to next month's general session meeting; Christa seconded. Motion passed unanimously.**
- g. Contracts
  - a. Robert Half contract – Akina will be ready to conclude her work by end of October; Steve recommends ending the contract with the effective end date of October 31<sup>st</sup>.
  - b. **Sam moved to provide notice to Robert Half prior to October 1, 2024 to end the contract with a final date of service of October 31, 2024; Christa seconded. Motion passed unanimously.**
- h. Turkey Trot Waiver
  - a. Requested Krysta to clarify the address in the waiver.
  - b. Christa moved to approve the Turkey Trot Waiver; Katelyn seconded. **Motion passed unanimously.**



**VI. Homeowner Comments & Correspondence**

- a. Marie Lang
  - a. She expressed concern about a possible Pad Split that has popped up in her neighborhood.
  - b. SJR has written letters and these will need to be added to the next open session. SJR also has done extensive research about amending the CC&Rs and in the meantime, we will need to wait for the legislature to act.
- b. Nate Caine
  - a. Nate requested that we list out all the names of the committee members when we reaffirm them, not just the committee chairs.
  - b. He advised that the issue regarding whether we have legal control over the streets was previously sent to an attorney and we received a legal opinion about it. He recalls that we do have some control over it.

**VII. Upcoming Meetings & Events**

- a. Tuesday, October 15, 2024 at 5:30pm – Executive Session (closed)
- b. Thursday, October 17, 2024 at 5:30pm – Board Workshop and Special Session
- c. Thursday, October 24, 2024 at 5:30pm – Executive Session (closed)
- d. Thursday, October 24, 2024 at 7:00pm – General Session (open)

**VIII. Adjourn** – Sam adjourned the meeting at 9:48 pm.

Respectfully submitted:

Holly Prasetio, Secretary and Christa Tropin