



The Dobson Association, Inc.
Board of Director's General Session Open Meeting
May 25, 2023 7:00 PM
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202

Meeting Minutes – APPROVED June 22, 2023

Members:

President: Nicole Lynam

Vice President: Kathleen Tolar

Treasurer: Stephanie Fee

Secretary: Michael Snedeker

Member: Chris Diamond – Excused Absence

Member: Richard Bitner– Excused Absence

Member: Sandy Murray

Member: Randy Harvey– Excused Absence

Member: Christa Tropin

Staff:

Executive Director: Fran Pawlak, CMCA, AMS, PCAM

Accounting Clerk: Akina Trimmer

Guests:

Barken Management Services Jim Merski and Ryan Galvin

I. Call to Order

The meeting was called to order by President, Nicole Lynam, at 7:18 pm. Pledge of Allegiance & Quorum Established. Agenda approved as presented.

II. Homeowner Comments

Two homeowners addressed the board on various matters to include: finances, late fee letter and City of Mesa sewer/water insurance offer through Service Line Warranties of America.

III. Consent Calendar

2023-05-106 A motion was unanimously carried to approve the Consent Calendar as presented:

- a. April 24, 2023 Meeting Minutes
- b. April 27, 2023 Meeting Minutes

IV. Reports

- a. **President's Report** - President Nicole Lyman presented a report on the financial matters of the association stating that it was a busy month.

- i. **Executive Session Update Report** – President Lyman reported that the



board discussed, approved/denied waivers and collection matters. Legal matters were reviewed to include moving all recreation instructors to a 1099 Independent contractor status instead of employee of the association, ADA compliance, Private Property and No Trespassing signage as recommended by legal counsel.

- b. **Treasurer's Report** – A report was presented by Stephanie Fee, Treasurer, on the current state of Dobson Ranch financials.
- c. **Executive Directors Report** – A report was presented by Fran Pawlak, Executive Director with an update on Administration, Financial Management, Communication, Compliance & Architectural, Recreation & Lifestyle, and Water & Lake Management.
- d. **Landscape & Maintenance Report** – A report was presented by Marc Diaz, Supervisor, with an update on Landscape & Maintenance matters and property liability issues.
- e. **Committee Reports** – the following committee members presented written and/or verbal reports unless noted.
 - i. **Recreation Committee** – no report
 - ii. **50th Anniversary Committee (Ad Hoc)** – Katheen Tolar
 - iii. **Dobson Ranch Architectural Committee** – Nicole Lyman
 - iv. **Master Planning Committee** – Tim McElrath
 - v. **Water & Lake Management Committee** – Craig Wilson
 - vi. **Budget & Finance Committee** – Jack Mulligan
 - vii. **CCR Committee (Ad Hoc)** – no report
 - viii. **Kids Camp Committee (Ad Hoc)** – Christa Tropin

V. **Guest Speakers**

- a. Jim Merski and Ryan Gavin presented a financial recap regarding the partnership between Dobson Ranch and Barken Financial Management.

VI. **Old Business**

- a. Financial Planning – a discussion took place regarding the budget deficit errors that were recently reported by the Associations Auditor Butler Hansen.
- b. The board was updated on the Laguna Park Bathroom Remodel project – this included of the 16 contractor requests, two companies are working on submitting plans and quotes.
- c. The board was updated on the Saratoga Remodel project – this included the soft open is going well – the pool is open along with the restrooms. There are still a few items that need to be addressed.



VII. New Business

- a. **2023-04-107** – A motion was unanimously carried for management to seek a buyer for the old pontoon boat.

VIII. Upcoming Events and Meetings

- a. Float & Feature – June 3, 2023 and June 17, 2023 at 7:00 pm
- b. Executive & General Board Meetings June 22, 2023

IX. Adjourn

A motion was unanimously carried to adjourn the Board of Director's Meeting at 9:31 pm.