

**ESTATES AT DORADO ASSOCIATION
BOARD MEETING
JANUARY 13, 2014**

Call to order:

Meeting called to order at 5:05 PM at the Office of the Community Manager by President Julie Lopez.

Board members present:

Julie Lopez, Kathy Garrett, Lois Thikoll, and Wendy Krause

Homeowners Present:

NONE

Management: Present were Carmine Carriero from Expert HOA Management LLC.

Approval of minutes: The minutes of the meeting held November 13, 2013 were motioned for approval, seconded and with one correction (POOL- last sentence should read a discussion took place about the installation of a HPS fixture, no decision was made) and approved.

Treasurer's Report:

- Kathy gave the Treasurer's report. She said that Expert HOA Mgt's reports for Nov, and Dec do not correspond with her figures. Emily from Expert will correct reports and reissue.
- Kathy had requested to move \$2,400 from the reserves to operating for Bours 2014 dues.

COMMITTEES:

POOL:

- All features are closed. A discussion took place on the Bathroom cleaning and the frequency

LANDSCAPE:

- It was mentioned that 1532 N. Estates Drive the Junipers are overhanging into the street and need to be cut back. Management will send an email to the owner.

OLD BUSINESS:

- It was asked of Management to have Bates Paving come to the property and mark the areas that would be replaced.
- We will obtain one more bid from Industrial Paving, the company that is presently doing the Master streets.

MASTER:

Eglin & Bresler **Architects** have been chosen as the architect for the project. Evan Eglin was the architect for the Embassy Suites at Sunrise and Campbell and has been doing the initial scope drawings for the project.

Rick **Engineering** will be the engineering company.

A **tentative schedule** based on our smartest Ouija Board and discussions with everyone for the beginning of the project is below.

Jan Discussions on Rose Hill Wash will start in January between HLS, the DRC and the City on how the wash can be cleaned up and landscaped. Since this is a protected wash, the city must approve all work, changes, etc. Linda Hitt and Jane Herron will represent the DRC in meetings with the City of Tucson on the wash.

April Prepare the area for the temporary clubhouse, cart storage, etc. by taking out some of the tennis courts closest to Speedway and preparing the site for the trailers, etc.

May Move the existing golf course operations into the temporary clubhouse.

June Demolish the existing clubhouse, restaurant, the remaining tennis courts, abandoned pool, etc. After the structures are down, the areas will have to be graded, debris hauled away and rock put in on some areas. The demo cannot begin until the temporary facilities are functioning properly.

July Start work on the golf course changes.

Oct Golf course "grow-in" should be completed and the remodeled course ready to go.

Nov Start hotel construction although Oct is a possibility.

NEW BUSINESS:

A resident had suggested that we have a special assessment of \$500.00 per family to replace funds used for the Pool / Spa repairs. After discussion it was voted down.

With no further business before the Board the meeting was adjourned at 6:10 PM.