

**ESTATES AT DORADO ASSOCIATION  
BOARD MEETING  
MARCH 10, 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 January 13, 2014 were motioned for approval, seconded and approved.

**Treasurer's Report:**

- Kathy gave the Treasurer's report. She said that Expert HOA Mgt has hired a new Bookkeeper (Shelly) who is correcting the mistakes.
- Dues that have been sitting in the reserve account have been moved to the checking.
- Discussion on having an assessment as there is only \$6,389 in reserves and the streets need work.
- Kathy has emailed homeowners who are in arrears.

**COMMITTEES:**

**POOL:**

- Discussion on the opening of the Pool and Jacuzzi. It will be determined we will address as we proceed through the spring with the temperature.

**LANDSCAPE:**

- 1532 N. Estates Drive the Junipers are being pulled back by the homeowner

**OLD BUSINESS:**

- The third bid was obtained from Cactus Paving. Their cost \$7,859 and doesn't mention removing any alligator cracking asphalt. Management will have Bates Paving come to the property and mark the areas on a map of the property that would be replaced as they had the most square footage to be removed and replaced. If work is to be done on the streets it probably will be scheduled for January 2015.

- It was reported that there were Pack Rats seen on the property, Management had Mr. Pack Rat out and examined the property and found no evidence of Pack Rat inhabitation

**MASTER:**

- ❖ The replacement of the gas line along Speedway has been put on hold, but they say it will be done prior to the sealing of the Speedway Asphalt.
- ❖ The HSL Embassy Suites continues as planned. In the next couple of weeks the plans will be released for the temporary structures while the Hotel is built

**NEW BUSINESS:**

- ❖ Management received a letter from homeowners in reference to a violation that was written. It was felt that the letter was too harsh. Carmine explained to the Board that by law there are certain items that need to be in a letter. Board discussed what steps we could take in the future to not have homeowners upset with courtesy letters.
- ❖ The next meeting will be on Monday May 1, 2014 at 5:00PM, location to be determined. We will discuss Garage Door painting.

With no further business before the Board the meeting was adjourned at 6:30 PM.