

**Dorado Country Club Estates Master Association
Board of Directors Meeting
Northeast Ward 2 Council Office
7575 E Speedway Blvd
Tucson, AZ 85710
www.doradohoa.org**

DATE: October 15, 2014

CALL TO ORDER: President Linda Hitt called the meeting to order at 6:30 PM

OFFICIERS

President	Linda Hitt	Present
1 st Vice President	Kathy Bayer	Present
2 nd Vice President	Lora McCormick	Present
Secretary	Jane Herron	Present
Treasurer	Jan Sleeper	Present
Management	Carmine Carriero	Present

DIRECTORS

Village A (1 & 16)	Jan Sleeper	Present
Assoc 2 (6, 7, 18, 19, 40)	Sue Teaney	Present
Assoc 3 (8, 11, 32)	William Bauer	Present
Block 3	Kris Larsen	Absent
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Cindy Schiesel	Present
Block 14	Jane Herron	Present
Block 17	Jack Geary	Present
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Absent
Block 70	Frank Morton	Absent

PRESIDENTS

Lora McCormick	Present
Pat Giordano	Absent
Mary Ann Winn	Present
Patrick Conlon	Absent
Joe Wilkinson	Absent
Julie Lopez	Absent
Jim Clemensen	Absent
Jane Herron	Present
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Jim Coleman	Absent
Rosemary Ferrell	Absent

Guests present: None

MINUTES TAKEN BY: Carmine Carriero Jr. CAAM, Expert HOA Management LLC

QUORUM WAS PRESENT.

Guest Speaker: Paul Cunningham, Vice-Mayor

- Mentioned that Burglaries have spiked on the East side over a three month period.
- Complaints of Speedway having a rough surface will be addressed soon. The streets will be re-fogged.
- The Kolb Road Extension is on hold waiting the EPA impact study.
- TPD has a new Captain and Lieutenant
- Homeless will try to be removed from the street and led towards help from the City.

- Recommended the Associations look into amending the CC&R's to accepting Rain Harvest containers

APPROVAL OF MINUTES: September 2014 meeting minutes were motioned to accept, seconded and was approved by unanimous consent.

TREASURER'S REPORT: Carmine from Management forwarded the Treasurer's Report.

- ❖ There was only one out of ordinary bills in the month of September, it was to Baker-Peterson the appraisers for the west side common area parcels that will be sold to HSL. This will be reimbursed by HSL.
 - ❖ Total assets \$71,274.45 Road reserves \$48,616.81
- Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ Content of meeting discussing the 2015 Budget and the upcoming elections.

COMMITTEE REPORTS:

BUDGET / AUDIT:

- ❖ Cindy announced there would be no increase of the Master dues in 2015.
- ❖ The 2015 Budget was reviewed, all directors received a copy in the financial packet.
- ❖ Possibility of a \$5.00 to \$10.00 per home, per year increase in dues for 2016.

COMMUNICATION & WEBSITE:

- ❖ In January 2015 the sub-association dues survey will be updated.

LAND USE: AKA Design Review Board: Dick Sexton

- ❖ Committee met on Monday the 13th.
- ❖ Within the next 30 days the Phase Two of the Rose Hill Wash clean-up will begin.
- ❖ The Golf course contractor will begin work this month.
- ❖ The appraisal of the common area parcels is almost complete. According to the 1985 agreement the value of the parcels include the landscape.

LANDSCAPE:

No report

ROADS:

Master roads will be swept this week.

ELECTIONS:

- ❖ The Election committee was activated. There were no volunteers. Jane Herron, Secretary will be stepping down from the Master Board next year.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- ❖ It was mentioned that mail has been stolen from homeowner mailboxes. It was suggested to not put up the handle indicating outgoing mail.
- ❖ William Bauer spoke on behalf of Association 3, (attached report given to those present) who has had a large piece of wrought iron fence separating their property from the

properties on Wilmot ripped out during the last major monsoon flood. It had also damaged the block wall. This has left Dorado with an additional entrance to the property, people have been seen walking through. The association would be strapped for funds as the cost to repair was high.

- ❖ It was motioned to have the Master Association loan Association 3 \$1,500.00 to replace the wrought iron fence and paid back in monthly installments was seconded and all were in favor.
- ❖ Idea of having the sub-associations walls deeded to the Master was discussed. Management will check with the attorney on a maintenance with easement agreement.

NEXT MEETING: November 19, 2014 6:30 p.m. at the Northeast Ward 2 Council Offices.

ADJOURNMENT: MOTION: To adjourn the meeting at 8:00 p.m. was approved by unanimous consent.