

**Estates at Dorado  
Homeowners Association**

**September 11, 2014  
Board Meeting**



The meeting was called to order at 5:00 PM at Leo's Mexican Restaurant. In attendance were Board Members Julie Lopez, Lois Thikoll, Kathy Garrett, Wendy Krause & Patty White, HOA Manager from Expert HOA Management, LLC.

**Open forum (Any Homeowners Present):** No homeowners present.

**Minutes:** The minutes for the meeting of May 5, 2014 were approved and accepted by all.

**Treasurer's Report:**

- The August 2014 financials were approved and accepted by all. Kathy reported that she was not happy or comfortable with Quickbooks, the program Expert HOA uses. Kathy will contact the bookkeeper that does their taxes and see what he thinks of Quickbooks.
- There is \$10,221.00 in the operating account & \$6,392.00 in the reserve accounts of August 31, 2014.
- For the month of August Landscaping was \$900.00 and budgeted for \$915.00, Office Expense \$12.96 not budgeted, Pool Expense \$169.86 budgeted for \$150.00. Professional Fees \$0 budgeted for \$ 41.67, Property Expense \$226.00 budgeted for \$ 1, 079.18, Taxes \$0 budgeted for \$25.00, Water for July & August \$4,769.88 budgeted for August \$1,991.67.

**President Report:**

- The project up front has been delayed looking at January for them to start.
- The Master is looking at putting sign up "Do not enter when flooded" where the dip is before entering the complex.

**Expert HOA Management Report:**

- Patty White reported as follows: Sent two violations out to units: #1481 to install the correct light bulb in the mailbox, & #1532 to replace the broken glass and install a light bulb on the mailbox.

**Old Business:**

- No old business discussed at this time.

**New Business:**

**Street Bids:**

- Patty will set up appointments with the asphalt companies to walk around with the Board and management company and have them answer questions the Board may have. Will schedule each company about an hour apart on the same day.

**Annual Meeting:**

The Board will have the annual meeting Sunday, November 2, 2014 at 1:00 pm at the pool.

**Annual Meeting Forms:**

- Patty went over all the forms that would be mailed out to the homeowners: the Nomination Application, Letter of Interest in Becoming a Board Member, Absentee Ballot, & regular Ballot. A motion was made seconded and approved by all to approve the forms. Kathy will talk to Glenn Malcolm, Tom Stauss and Rebecca Macko about running for the board.

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**Pool Area and Bathrooms**

**Pool Closed:**

- The pool will be closed on November 1, 2014 for the winter. The spa will remain open and close every evening at 10:00 pm. Kathy will have Bob from Aztec Pool Company reset the timer to go off at 10:00 pm. Kathy will look for the signs that say "Pool Closed."
- The bathrooms and pool area is being cleaned by Turn Tec Company as needed for \$65.00. The Board is hoping someone at the annual meeting will volunteer to do this.
- There will be a special assessment for the sandblasting, resurfacing, & plastering the pool. This will be discussed at a later date.

**BBQ Brushes:**

- Lois will pick up new grill scrubber for the BQ Grill and send Patty the receipts to be reimbursed.

**NEXT BOARD MEETING:**

The Annual meeting will be held on November 2, 2014 at the pool area at 1:00 pm.

**MEETING ADJOURNED: 6:30 PM**

**Respectfully Submitted**

**Patty White CAAM  
Community Manager  
Expert HOA Management, LLC**