

**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: SEPTEMBER 23, 2015 (special meeting night)

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	Absent
2 nd Vice President	Jane Herron	Absent
Secretary	Sue Teaney	Absent
Treasurer	Jan Sleeper	Present
Management	Carmine Carriero	Present

DIRECTORS

Village A (1 & 16)	Jan Sleeper	Present
Assoc 2 (6, 7, 18, 19, 40)	Sue TeaneyXX	Absent
Assoc 3 (8, 11, 32)	William Bauer	Present
Block 3	Patricia Sainz	Present
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Absent
Blocks 9 & 10	Donna DeHart Ray	Absent
Block 14	Sandra Birnbaum XXX	Absent
Block 17	Jack Geary	Present
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

PRESIDENTS

Lora McCormick	Absent
Pat Giordano	Absent
Kathy Bayer	Absent
Patrick Conlon	Absent
Joe Wilkinson	Absent
Julie Lopez	Absent
Jim Clemensen	Present
Theresa Orr	Absent
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Jim Coleman	Absent
Rosemary Ferrell	Absent

XX Represented by alternate Tom Gardner
XXX Represented by alternate Trish Cheney

Guests present: Thomas Nordstrom (Village A)

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

QUORUM WAS PRESENT. Introductions of guest.

APPROVAL OF MINUTES: May 2015 meeting minutes were motioned for approval, seconded and all were in favor.

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

❖ The following are the extra expenses for the months June, July, and August:

JUNE

1. 3 irrigation leaks \$180.00
2. Surveillance signs installed \$100.00
3. Discussion with attorney, re surveillance signs \$100.00
4. Parking lot lights for golf course parking during road work \$563.99
5. Signs for road work \$44.28

JULY

1. Renewal of D & O Policy \$1,578.00
2. Common area planting \$60.00
3. Surveillance signs installed \$205.00
4. Electrical work by Sands Electric \$2,400.00

AUGUST

1. Water main leak repair at east entrance \$175.00
2. Striping costs \$2,500.00
3. Road repair \$32,247.00
\$10,000.00 from checking
\$4589.00 from General Reserves
\$17,658.00 from Road Reserve

❖ Total in checking \$4,423.98, General Reserves \$16,873.43 and Road reserves \$31,060.53

❖ Total assets are \$52,657.94

Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ No report

COMMITTEE REPORTS:

BUDGET / AUDIT:

Cindy has been in contact with Linda and has conveyed the possibility of a \$15.00 per home increase for 2016, \$8.00 for the roads and \$7.00 to the General fund.

COMMUNICATION & WEBSITE:

- ❖ Darlene Jerome is continually updating Association information.

LAND USE: AKA Design Review Board: Dick Sexton

- ❖ No report, little to no activity with the hotel.
- ❖ There have been no DRC meetings or discussions on the development and will not be any until there is contact with HSL.

LANDSCAPE:

The city trimmed the trees and did another clean-up along Kolb. I will remain in contact with them as I am sure weeds will start to appear. I did send them a thank you.

I contacted Roach Control due to complaints regarding sewer roaches in Dorado 14. They came out on 9/16 and inspected all of DCC and stated that last year's treatment is still working effectively.

Twice the Palminators were a no-show to bid the trimming of the palms. Coyote Brothers feel we should wait until December as he feels the palm tree trimming companies will *deal* much better - especially if we

get them paid before Christmas. The palm tree trimming companies have wised up and now charge double if you skip a year.

The leak in the sprinkler system at the east entrance was fixed. According to Greg it was quite a mess but the soft ground from the leak made it easier to dig. (Backflow)

Coyote Brothers removed a pine tree that was leaning over the bus stop bench at the west entrance. The base of the trunk is still there and they are going to landscape with rock (make a slight hill) to avoid the cost of stump removal. (Bid was \$600 - \$800)

Coyote started work on a downed limb along Speedway from this week's storms. Work should be completed by next week.

The cost to install 7 lights in the 2nd meridian at the east entrance was \$1,165.00 for materials and labor bid by Sands Electric. That did not include the removal/replacement of the rocks for trenching. For the trenching there was an additional charge of \$2,000.00 for a total of \$3,165.00. A "test" solar light was installed in the next meridian at the east entrance. It was stolen by the next day.

I located a company (smartsign.com – no catalog) and spoke to them regarding our meridian. They suggested their product #K-6583. It is a Diamond Grade Reflective Delineator. Silver/white in color. 4 x 4 inches with a hole in the center and framed in stainless. They can handle up to 168 degree weather and life expectancy is 10 years. I met with Coyote Bros and showed them the product. They think they would work well and also had ideas for other areas that need to be lit up. They suggested 6 - 10 inches up from the ground. If we used 14 in the meridian and ordered an additional six the cost is \$171.80 with free shipping. We would have an expense of posts of which they could cut several pieces from one post

See next page for details on reflectors.

High Intensity Reflective Delineator - White Silver

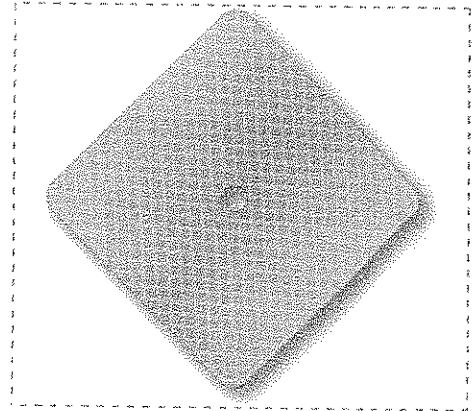
Use High Intensity grade, reflective delineators, so everyone can find what they're looking for.

- Silver white diamond is easy to spot, day or night.

Part#: K-6583

Size	Material	Price Range
4" x 4"	Diamond Grade Reflective...	\$7.39 - \$13.89

Prices vary with quantity ordered. Click on the graphic to see these variations.



Part#	K-6583
Color	Silver White
Shape	Diamond

Use High Intensity grade, reflective delineators, so everyone can find what they're looking for.

- Silver white diamond is easy to spot, day or night.

Price List

Material	Size	Ship by date	Outdoor Life	Visible	Chemical Resistance	Maximum Temp. (°F)	Holes	Quantity / Price (Per Sign)			
								1	2	3	5
								more»			
▶ Reflective Aluminum Signs - Premium											
Diamond Grade	4" x 4"	9/25				168°F		\$13.89	\$11.49	\$9.19	\$8.59

ROADS:

- ❖ SEE ATTACHED

SAFETY:

- ❖ The mail theft issues have seemed to have died down in the area.

NOMINATIONS:

Committee to be activated. No one volunteered.

NEW BUSINESS:

- ❖ None

UNFINISHED BUSINESS:

- ❖ SEE ATTACHED PRESENTED-Dorado Master/Association Perimeter Maintenance Agreement (Pre-Amended) Discussion followed. Amendment, the Master will take care of Graffiti, and the exterior color will be "BONE WHITE"
- ❖ Motioned to accept agreement as amended, seconded and all were in favor.

- ❖ Motioned to have the sub-associations wall repairs to be completed by November 1, 2015, seconded and all were in favor.

NEXT MEETING: October 21, 2015 6:30 p.m. at the Northeast Ward 2 Council Offices.

ADJOURNMENT: MOTION: To adjourn the meeting at 7:35 P.M. was approved by unanimous consent.

Dorado Country Club Estates Master Association
Road Report
September 23, 2015

The Master Association accepted the proposal (Ref No 64816) dated March 10, 2015 from Bates Paving and Sealing, Inc for application of an asphalt based pavement sealer (Polymer-Modified Master Asphalt Emulsion Sealcoat). Upon the acceptance of the proposal on April 16, 2015, the proposal became a contract in the amount of \$32,247 plus another \$2,500 for cost of adding the re-stripping option. This project was accomplished in three phases. There was a last minute addition that involved the re-stripping of the west entrance for an additional cost of \$278. The total cost of the project was \$35,025.

The first phase of the Master Roads Seal Coating Project began on Saturday, June 20, 2015 and continued on Monday, June 22, 2015 for the west half of Dorado Country Club Estates and included portions of North of Dorado Blvd, Via Dorado Drive and East Dorado Blvd to North Via Dorado. North Via Dorado was also seal coated. A week prior to the beginning of the first phase, several small areas of deteriorated pavement was patched at no cost to the Master Association.

The second phase of the project began on Friday, June 26 and continued on Monday, June 29, 2015 for the East half of Dorado Country Club Estates and included the East Dorado Blvd from North Via Dorado t and including the east entrance. Calle Dorado was included in this phase as well.

The third phase (re-stripping) involved the application of the yellow centerline striping. The re-stripping was delayed several weeks to allow the seal coat material ample time to cure. Reflective glass beads were incorporated into the high-grade acrylic traffic striping paint by hand as the centerline striping was applied. All of the stop bars at the intersecting street to Dorado Blvd. were painted as well as the right and left turn arrows at the east and west entrances to Dorado. Yellow paint was applied to the nose portions of the raised divided median concrete curbs and at he curbs adjacent to the east entry columns. Hatched marking were applied at the golf cart crossings and on the speed bumps. One right turn arrow was applied at the intersection of East Villa Dorado Drive and Dorado Way. The parking bay located along North Dorado Blvd at the curve where North Dorado Blvd turns into East Dorado Blvd was striped. There was a last minute addition that involved the re-stripping of the west entrance for an additional cost of \$278.

Temporary Parking: A large parking area was provided at the entrance to Dorado Golf Course for those residents inconvenienced during the seal coating project. The Master Association provided high intensity lighting during the nighttime hours.

Notices to Residents: During the first week of June, a letter accompanied by a map depicting the dates and areas to be seal coated was sent to all Master Association members and to individual HOA contacts.

Notices for residents in Blocks 50 and 14 were emailed reminding HOA presidents to be sure all their residents observe one way traffic during June 26 – 30 and that no parking along Dorado Blvd.

A large print notice was also posted stating “DO NOT PARK ON DOREADO BLVD. AND CALLE DORADO DURING THE DATES June 26, 6a.m. – June 30, 2015. CARS WILL BE TOWED AT OWNER’S EXPENSE.”

On July 23, an email was sent to individual association contacts with the following notice: “While we are on the subject of re-striping, I would like everyone to remind their respective residents that there should be no parking in the designated parking areas on Friday July 24 so that the parking lanes can be painted. There should be minimal inconvenience to those who choose to park in the parking areas in that the striping paint is quick drying (usually within an hour) and parking should be able to resume after the re-striping crew removes the cones and reopens the parking areas. Bates will not return to apply striping to areas not accessible to the striping crew.

Volunteers: Also on July 23, an email was sent to requesting support on Friday June 26 and on Monday June 29 by providing volunteers to assist with traffic control along Calle Dorado.

The Master Association appreciates the help from Jim Clemenson, Tom Nordstrum, T.J. Orr and her husband, Tom, for volunteering their time to assist with traffic control.

Without the help from more volunteers, it was touch and go when oncoming traffic encountered wrong way drivers trying to traverse a single lane pavement with no where to pull over. The appearance and longevity of the freshly placed seal coat was compromised when vehicles traveled on the seal coated surface before it is allowed to adequately cure. We were fortunate that the contractor did not charge extra for having to return and made minor repairs in the freshly placed seal coat at a few but not to all affected areas.

Problems and Concerns: One of the volunteers observed several of the spray nozzles during the application of the seal coat material were not operating at all times especially during this last phase. This was brought to the attention of Bates foreman who made a note of the situation. Areas that appear to be thin or wearing more than other seal coat sections within the 4-year warranty period will be addressed. One such section was along Calle Dorado where a short section of pavement did not receive a second coat due to the nozzles malfunction. A couple of other suspicious areas appear to have not received an even coating.

There were several complaints that in preparation for the road surface prior to the application of the seal coating, the debris from the roadways was being blown off the streets onto neighboring yards and common area. After this was pointed out to the contractor, an effort was made to correct the situation.

Signage was another concern. There were not enough appropriate worded road signs and a to few safety cones to mark off the lanes that had received fresh seal coating.

The lack of volunteers and/or contractor personnel for adequate traffic control was obvious and sorely needed.

Walk Through Inspection: During the final walk through inspection the irregularities were impossible to observe because of the dirt and dust smudge marks which attributed to the evaporation of rain water from puddles and also due to traffic pattern.

In closing, the project came out as well as could be expected considering the combination of high 100+ temperatures, numerous rain showers, and vehicles traveling on wet seal coat material before it had a chance to cure.

Recommendations: Be sure the next road re-surfacing contract stipulates that the application of the seal coat will scheduled during some other time of the year than the summer months.



Dorado Country Club Estates

Master Association

Perimeter Maintenance Agreement:

Block 60, Block 70, Association 3 and Dorado #2

In order to Ensure the welfare and safety of the Dorado Country Club Estates residents, The Dorado Master Board would like to enter into a maintenance agreement with the four associations that own perimeter walls and property around Dorado: Block 60, Block 70, Association 3 and Dorado #2

❖ **Individual association (owner) of the wall responsibilities:**

- All Insurance
- Managing insurance and bids for **all** wall repairs
- Interior wall repair, color, finish are at the sole decision of that Individual Association's Board.
- Interior landscaping to the wall

❖ **Master Board responsibilities**

- Exterior landscaping to the wall
- Exterior repair, color, and finish are at the sole decision of the Master Board.

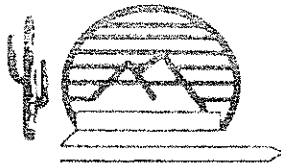
❖ **Shared responsibilities – Any repair costs that involve interior and exterior of wall. (large crack, auto crash, tree damage, flood, etc.)**

- Individual association/property mgr. manages claim – determine if insurance appropriate depending on circumstances
- Individual association coordinate repairs.
- Individual association supervises all repairs and sign off on work completed
- Individual association pay for work in full. Master Association will reimburse Individual association half the remaining cost.

• Any damage to the wall that would threaten the security of Dorado CCE would be repaired as quickly as possible, with individual association managing the claim and Master reimbursing half the remaining cost.

***Agreement will become effective**

- * After individual associations have made repairs of any current damage to exterior walls,
- * HSL has painted the exterior portions of the walls.



Dorado Country Club Estates
Master Association

doradohoa.org

Board of Directors' Meeting

Eastside City Hall

September 23, 2015 6:30 P.M.

AGENDA

1. Call to Order
 - A. Introductions/welcome
 - B. Determination of Quorum

2. Approval of Minutes

3. Treasurer's Report Carmine

4. Committee Reports
 - A. Budget/Audit

 - B. Communication Kathy Bayer

 - C. Land Use (DRC- HSL Development) Dick Sexton

 - D. Landscape – lighting at East Entrance Trish Cheney

 - E. Roads - Paving/stripping Jim Clemenson

 - F. Safety

 - H. Nomination - reactivate

5. New Business Linda Hitt

6. Unfinished Business Linda Hitt
 1. Dorado Master/Association Walls/Perimeter Walls
Blocks 60, 70, Assoc. 2, and Assoc. 3

7. Confirm Date for October 16, 2015 Board Meeting