

**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: December 16, 2015

CALL TO ORDER: Linda Hitt President 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	Jane Herron	Absent
Secretary	Sue Teaney	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	Absent
Assoc 3 (8, 11, 32)	William Bauer	Present
Block 3	Patricia Sainz	Absent
Block 4	Jane Glasser	Absent
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Donna DeHart Ray	Present
Block 14	Sandra Birnbaum X	Absent
Block 17	Jack Geary	Present
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

PRESIDENTS

Tom Nordstrum	Present
Pat Giordano	Present
Kathy Bayer	Present
Patrick Conlon	Absent
Joe Wilkinson	Absent
Julie Lopez	Absent
Cindy Schiesel	Absent
Theresa Orr	Absent
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Jim Coleman	Absent
Rosemary Ferrell	Present

X Represented by
alternate Trish Cheney

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

QUORUM WAS PRESENT

APPROVAL OF MINUTES: November 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 January through November 2015 Income was \$55,457.44 and total expenditures were \$76,270.23.
 - ❖ There were two extra bills for the month, \$2,300 for Palm Tree Trimming, and \$50.00 for light bulbs.
 - ❖ Total in checking \$1,088.22, General Reserves \$21,469.41 and Road reserves \$35,860.95
 - ❖ Total assets are \$59,286.58
- Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ No report

COMMITTEE REPORTS:

BUDGET / AUDIT:

- ❖ Cindy Schiesel was not present. Tonight a decision will be made on the increase

COMMUNICATION & WEBSITE:

- ❖ Darlene Jerome continues to maintain the website, any changes to the sub association Board's directors to be emailed to her and it will be changed on the website.

LAND USE: AKA Design Review Board: Dick Sexton

- ❖ It was announced that the Embassy Suites Hotel has been put on hold. Instead a 2,000 square foot clubhouse will be erected containing a snack bar and restrooms. It will take about six months to build. It is estimated that about \$700,000.00 has been spent to date on this project.
- ❖ Met with HSL and the exterior Dorado wall will be painted Bone White as soon as the weather becomes cooperative.
- ❖ New signage will be placed at the wash crossings.
- ❖ The old pool / tennis courts will be cleared and decomposed granite will be installed.
- ❖ Golf course improvements have been under way, no hole reconfigurations expected.
- ❖ The maintenance of the west entrance will continue to be the Masters responsibility.
- ❖ The guard shack will be removed if needed to accommodate entering and exiting large trucks

LANDSCAPE: Trish Cheney

- ❖ A Javelina herd is traveling both on the golf course and within Dorado CC neighborhoods. Last night they ate the flowers planted at our entrances. I spoke with Coyote Brothers today and Greg said that if we do replant the flower beds they likely will be eaten again. Greg suggested we let him research evergreen plants that can live year round in the planters. If we want flowers again, the last frost is usually March 15th and he suggested waiting until after that if we want to try flowers again.
- ❖ Lights were out at the east entrance. Sands Electric was contacted the next day and he came out and repaired them.
- ❖ At our last meeting some had voiced a concern about Coyote Brothers not driving on landscaped property. I spoke to Coyote Brothers regarding some of the board member concerns.

- ❖ At our last meeting I was asked to meet with Coyote Brothers with regard to locating someone to repair/replace the tower tiles at the east entrance. They do not know of anyone that is licensed that would do such a small job. The two individuals I have used are not licensed.
- ❖ The 200øof irrigation at the west entrance will be isolated within two weeks by Coyote Brothers. This will stop water to the oleanders. At our last meeting it was agreed on to address this line again in spring as to if we need to repair it permanently to bring water to the oleanders.

ROADS:

- ❖ No formal report.
- ❖ Dick Sexton commented about the proposed increase. The last increase was 2010 and that was only for the roads. He said that it is needed as the next job for the roads will be a costly pulverization.

NOMINATIONS:

- ❖ The slate was presented; Kathy Bayer President, Linda Hitt 1st.Vice-President, Jane Herron 2nd.Vice-President, Jan Sleeper Secretary and Sue Teaney Treasurer.

UNFINISHED BUSINESS:

- ❖ Tabled till January Association Walls / Perimeter Walls

NEW BUSINESS:

- ❖ The next meeting will be January 20, 2016. It will begin with the Annual meeting then proceed to the regular monthly meeting.
- ❖ In the package sent to all directors a ballot for the 2016 dues increase. It was motioned for acceptance as presented. Lynda Hubar went on record to say that she was upset that she received an email, a formal letter, and a phone call from Dorado 70 about the increase. The motion was seconded and the ballots were collected.
- ❖ The votes were counted; 7 voted YES for 297 votes; 2 voted NO for 125 votes and 1 ABSTAINED. Motion passed, and the Budget for 2016 passes.

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