

**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: February 18, 2015

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	Present
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 Teaney	Absent
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	Donna DeHart Ray	Present
Block 14	Sandra Birnbaum	Present
Block 17	Jack Geary	Present
Block 50	Joe Kamrowski	Absent
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

PRESIDENTS

Lora McCormick	Present
Pat Giordano	Present
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	Present
Rosemary Ferrell	Absent

Guests present: Don Harclerode (9&10) and Danny Van Cleave (70)

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

QUORUM WAS PRESENT.

GUEST SPEAKER:

- ❖ Justin from Holbrook Asphalt gave a presentation. They are a company that has been around since 2002.
- ❖ New type of application HA5 since 2010, new to Arizona. Cost for our 233,000 sq. ft. of roads \$37,000.00
- ❖ Questions were entertained and answered.
- ❖ Informative paperwork was distributed at January's meeting (attached)

APPROVAL OF MINUTES: January 2015 meeting minutes were motioned to accept, seconded and was approved by unanimous consent. One correction in sentence 2 under Land Use the correct amount should read \$9,900.00 for appraisal.

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

- ❖ The January 2015 Income was \$3,599.00 and total expenditures were \$817.86. There were no out of the ordinary bill.
 - ❖ Total in checking \$14,426.59, General Reserves \$18,942.24 and Road reserves \$48,643.68.
 - ❖ Total assets are \$97,875.51
- Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ Met and discussed \$5,000.00 left over from the 2014 budget. It was motioned to place \$2,500 in the General Reserves, motion was seconded and approved unanimously.

COMMITTEE REPORTS:

BUDGET / AUDIT:

The 2014 Audit was finalized and reported by that everything was in place.

COMMUNICATION & WEBSITE:

Kathy Bayer was absent to the meeting but Linda Hitt reported that Darlene Jerome is working with the web-site.

LAND USE: AKA Design Review Board: Dick Sexton

- ❖ No formal report.
- ❖ Meeting with HSL next week and the committee will request specific statements on the hotel including hard dates for the commencement of construction.

LANDSCAPE:

- ❖ Plastic name plates were ordered for the four commemorative trees that are planted at the west entrance.
- ❖ East entrance boulders will be placed for a cost of less than \$500.00.

ROADS:

- ❖ One more presentation will be given at the end of this formal meeting.

ELECTIONS:

- ❖ Deactivated until September 2015.

UNFINISHED BUSINESS:

- ❖ In the meeting packet emailed to the President's and Directors a draft of "who would do what" titled Dorado Exterior Maintenance was included. (See Attached) Tabled until after the sale of the West Entrance.

NEW BUSINESS:

- ❖ It was reported that in Dorado 14 mailboxes were opened and mail was found on the ground. Everyone was reminded that the USPO person looks in every mailbox so there is no need, and it is discouraged to raise the flag on the box.

GUEST SPEAKER:

- ❖ Bates Paving owner Bob Bates and estimator Joe White spoke about the more conventional crack seal and seal coat that has been around more than thirty years. They gave their two estimates on the type of job that could be done on the Master streets. Informative handouts were distributed to those present.

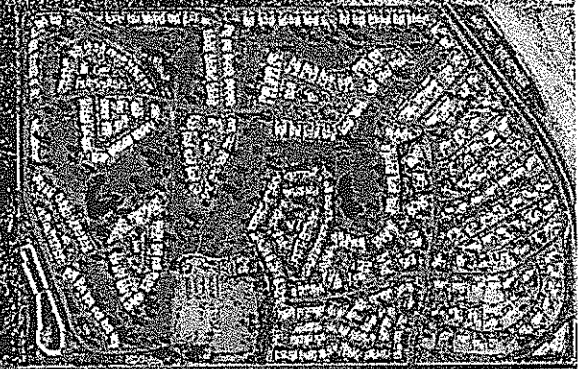
NEXT MEETING: March 18, 2015 6:30 p.m. at the Northeast Ward 2 Council Offices.

ADJOURNMENT: MOTION: To adjourn the meeting at 8:30 p.m. was approved by unanimous consent.



DORADO COUNTRY CLUB ESTATES

**Pavement Assessment
&
Recommendations**
January 2015



Community:

Square footage:

Dorado Master:

233,586

**HOLBROOK
ASPHALT CO.**
Asset Preservation

Assessment Summary:

- The Dorado Master Assoc. has had a rubberized chip seal installed in the past few years. A chip seal is the most robust rehabilitative surface treatment, besides an overlay. The fact that it is a rehabilitative treatment indicates that prior to the installation there was extensive deterioration to the native asphalt mat. A chip seal, structurally, requires no further surface applications. However to get the most longevity out of the chip seal, it is vital that the oils and asphaltic binder be preserved. The most cost effective surface treatment for accomplishing this would be the High Density Mineral Bond (HA5). The HA5 will leave the current surface smooth and free of voids, as well as providing a dark black aesthetically pleasing finish to the asphalt surface.
- I have provided a proposal for both the High Density Mineral Bond and a traditional sealcoat. My Recommendation is the High Density Mineral Bond. The sealcoat proposal is provided for comparison purposes only. We do not recommend this treatment.

Dear Board Members and Residents,

Holbrook Asphalt Co. assessed your pavement January 2015. Based on this assessment, the pavement received a score of 80 using the Pavement Condition Index (PCI). You will find a description below of different items that should be reviewed or otherwise addressed.

The pavement is structurally sound at The Dorado Master. Crack repair throughout the entire community is not necessary at this time. The cracks present are simply reflective cracks that are surfacing through the chip seal. They have not developed to the point that sealing them would provide any benefit. If the High Density Mineral Bond is selected as your maintenance tool, then it would only need to be applied every seven years. If a sealcoat is selected, it would need to be installed every 2-3 years, if maximum pavement life is the desired result.

Recommendation:

There are many options available to preserve pavement assets. However, in comparing return on investment between a High Density Mineral Bond treatment and sealcoat, you will find the High Density Mineral Bond to outperform all sealcoat products by a significant margin.

It is paramount that the proper surface treatment be installed to provide protection from oxidation, which is accelerated by water and UV rays. This protection retains the native oils and resins that are the primary support of the pavement structure. If these elements that make up the pavement structure are neglected there will be premature asphalt failure which leads to higher maintenance costs and in some cases major rehabilitation, or even reconstruction.

An ongoing problem with pavement management is installing a surface treatment that has a life cycle of 2 years and then putting your maintenance schedule on a 4-6 year tract. With this approach you are involved in maintenance and spending reserve funds, however since your pavement is only protected from the oxidative effects for 2 years and then it is exposed to deterioration for the next 2-4 years. After three or four of these cycles you are left with a pavement surface needing some major rehabilitative measures. This may be what took place in the past, that warranted the application of the chip seal.

I would request a meeting with the board in order to further discuss which strategy should be implemented contingent upon what the board desires as the end result. We look forward to meeting with and becoming a partner at The Dorado Master to better help you develop and implement a successful long term pavement management plan

Cost / Benefit Calculator

Asphalt Surface Treatments

Name: Dorado Master Association
 Size: 233,586 square feet

	Surface Treatment Options			
	Seal Coat	Premium Mineral Seal Coat	HA5 High Density Mineral Bond	Type 1 Slurry
1st Year Cost:	\$23,359	\$32,702	\$37,374	\$60,732
TOTAL COSTS after 5 years:	\$70,076	\$65,404	\$37,374	\$60,732
TOTAL COSTS after 15 years:	\$233,586	\$196,212	\$74,748	\$182,197
TOTAL COSTS after 30 years:	\$467,172	\$392,424	\$149,495	\$364,394
AVERAGE COST PER YEAR:	\$15,572	\$13,081	\$4,983	\$12,146

Cost Assessment Comparing Surface Treatments:

Savings with HA5 compared to Seal Coat: 68% or \$317,677 over 30 years (\$10,589 per year)

Savings with HA5 compared to Premium Seal Coat: 62% or \$242,929 over 30 years (\$8,098 per year)

Savings with HA5 compared to Type 1 Slurry: 59% or \$214,899 over 30 years (\$7,163 per year)

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Dorado Exterior Maintenance

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 and property taxes
- 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 and top of wall 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 _____ 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.

2/2015