

**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: January 21, 2015**

**CALL TO ORDER:** President Linda Hitt called the meeting to order at 6:45 PM

**OFFICIERS**

President	Linda Hitt	Present
1 <sup>st</sup> Vice President	Kathy Bayer	Present
2 <sup>nd</sup> Vice President	Jane Herron	Present
Secretary	Sue Teaney	Present
Treasurer	Jan Sleeper	Present
Management	Carmine Carriero	Present

**DIRECTORS**

Village A (1 & 16)	Jan Sleeper	Absent
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	Donna DeHart Ray	Present
Block 14	Sandra Birnbaum	Present
Block 17	Jack Geary	Present
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

**PRESIDENTS**

Lora McCormick	Present
Pat Giordano	Absent
Kathy Bayer	Present
Patrick Conlon	Absent
Joe Wilkinson	Absent
Julie Lopez	Absent
Jim Clemensen	Present
Larry Kelsey(acting)	Absent
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Jim Coleman	Absent
Rosemary Ferrell	Absent

Guests present: Gary Haun and Adriana VanEekeren

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

**QUORUM WAS PRESENT.**

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

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

- ❖ The 2014 year-end Total Income was \$54,123.88 and total expenditures were 48,649.15 for a positive net income of \$5,474.73
  - ❖ Total assets \$80,332.37 Road reserves \$48,643.68
- Financial report was motioned for acceptance, seconded and all were in favor.

**EXECUTIVE COMMITTEE:**

- ❖ Meeting January 12, 2015 Darlene Jerome visited from Kansas City.
- ❖ Design Review Board discussed concerns.
- ❖ Present the Slate Of Officers for 2015.

**COMMITTEE REPORTS:**

**BUDGET / AUDIT:**

The 2014 Audit will be finalized by next month's meeting.

**COMMUNICATION & WEBSITE:**

The web-site is undergoing a redesign. The spreadsheet on the coverages and dues amounts on each association was updated and available on the web-site.

**LAND USE: AKA Design Review Board: Dick Sexton**

- ❖ January 14 meeting was held without reps from HSL.
- ❖ Appraisals on the two front parcels (totaling 35,000 sq ft) were submitted to HSL. The appraisal was \$9,000.00 for the land with \$76,200.00 for the landscape. If needed a second and possibly a third appraisal will be sought until a price is agreed upon.
- ❖ HSL has provided drawings on the Phase 2 upgrade to Rosehill Wash. Work will begin between Dorado 14 and Dorado 5 by the Maintenance Shed.
- ❖ Trees have been trimmed and dead ones removed around the Golf Course.
- ❖ Placement of Bathrooms around the Golf Course a concern to the residents that back up to the course.

**LANDSCAPE:**

- ❖ The East Entrance landscape improvement continues with planting of three trees and adding more decorative rock. What to plant in the planters will be decided upon, the last plantings have been stolen or eaten. The West Entrance will have more flowers planted.
- ❖ A handout on the proposal of the Master Association assuming the Landscape maintenance of the exterior of DCCE was distributed

**ROADS:**

- ❖ Spreadsheet of Dorado Master HOA Roads was distributed. The possibility of having a new paving material (HA5) from Holbrook Asphalt Company used on our 233,000 square feet of road was discussed. The cost would be about \$37,000 plus \$3,300 for striping.

**ELECTIONS:**

- ❖ Deactivated until September 2015.

**UNFINISHED BUSINESS:**

- ❖ Handout distributed ref. Master Association to assume responsibility for repair and maintenance of all perimeter walls. Discussion followed. A decision still not available.

**NEW BUSINESS:**

- ❖ Dorado 60 will be starting a landscape project, removing the River Rock along Calle Dorado and installing new irrigation and Rip-Rap. Estimated to commence in March

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

**ADJOURNMENT: MOTION:** To adjourn the meeting at 7:40 p.m. was approved by unanimous consent.