

**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: March 18, 2015**

**CALL TO ORDER:** Vice-President Kathy Bayer called the meeting to order at 6:30 PM

**OFFICIERS**

President	Linda Hitt	Absent
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	Present
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	Absent
Block 14	Sandra Birnbaum	Present
Block 17	Jack Geary XX	Absent
Block 50	Joe Kamrowski	Absent
Block 60	Theresa Green	Absent
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
Theresa Orr	Absent
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Jim Coleman	Present
Rosemary Ferrell	Absent

XX Represented by alternate Dick Sexton.

**Guests present:** Trish Cheney (14) and Joel Summer (5)

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

**QUORUM WAS PRESENT.** Introductions of all present.

**APPROVAL OF MINUTES:** February 2015 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 February 2015 Income was \$13,283.66 and total expenditures were \$3,222.23. There were no out of the ordinary bills except \$64.77 for electrical repairs.
- ❖ Total in checking \$24,467.36, General Reserves \$18,946.83 and Road reserves \$48,662.16.

- ❖ Total assets are \$94,676.35.
  - ❖ All associations have made their February dues payments.
- Financial report was motioned for acceptance, seconded and all were in favor.

**EXECUTIVE COMMITTEE:**

- ❖ Met and discussed the vote for the motion of having the Master Board appoint the DSC to negotiate the purchase of the West Entrance.

**COMMITTEE REPORTS:**

**BUDGET / AUDIT:**

Deactivated

**COMMUNICATION & WEBSITE:**

Kathy Bayer said that there will be some web-site changes on the spreadsheet "Dues and Don'ts."

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

- ❖ Phase two of the Rosehill wash (by maintenance shed) should be completed in 2-4 weeks.
- ❖ DRC to walk the Golf Course and tag dead and dying trees to be removed.
- ❖ The wall has been erected on Speedway by the gas generator.
- ❖ The Resolution Regarding Sale Of Parcel B & C was distributed (copy not signed by the President). The Resolution was discussed.
- ❖ A motion was made to have the 'Master Board appoint the DRC to negotiate a final payment amount, to be approved by said board, for the purchase of the West Entrance Parcels (35,710 square feet of common area with landscaping) with HSL, in the range of 25% to 50% of the appraised value by Baker, Peterson, Baker & Associates, Inc / paper ballot vote was taken and the motion was approved unanimously.
- ❖ The value at 25% \$21,525 and 50% \$43,050

**LANDSCAPE:**

- ❖ The East Entrance now has boulders, gravel will be installed on Friday. This is Lynda Hubar's last meeting as Landscape chair. The new Chair Trish Cheney was introduced.

**ROADS:**

- ❖ One more bid from Sunland Asphalt will be submitted in the near future.
- ❖ Possibility of installing lighting along the east entrance in the flower beds, area very dark. Trish Cheney will be working on this project.

**ELECTIONS:**

- ❖ Deactivated until September 2015.

**UNFINISHED BUSINESS:**

- ❖ Discussion of installing flood signs by the wash crossing area on Dorado Blvd.
- ❖ Signs will be posted to Leash and clean up after your dog. Many dogs have been seen walked without leashes. The retractable leashes are also a violation of City code.
- ❖ To report loose dogs call Pima Animal Control at 724-5900.
- ❖ Useful information numbers will be posted on the Master web-site.
- ❖ Dorado Master/Association Walls/ Exterior Landscaping will be tabled till after the sale of the West Entrance.
- ❖ Sabino Canyon/ Kolb Rd. update not given, Bob McDaniel not present.

**NEW BUSINESS:**

- ❖ Letter was read and discussed from homeowner concerning flooding last summer during that intense monsoon. Letter was sent to Master Association Attorney for his views.

**NEXT MEETING:** April 15, 2015 6:30 p.m. at the Northeast Ward 2 Council Offices.

**ADJOURNMENT: MOTION:** To adjourn the meeting at 7:30 p.m. was approved by unanimous consent.

**RESOLUTION REGARDING SALE OF PARCEL B AND C**

**WHEREAS**, Article Seven of the Amended and Restated Settlement Agreement between Dorado Country Club Estates Improvement Association #1 (“Master Association”) and Dorado Country Club, Inc. (“Dorado”), recorded on December 17, 2013 in the Office of the Pima County Recorder at sequence number 2013351028 (“Agreement”), provides that the Master Association will sell Parcels B and C to Dorado;

**WHEREAS**, the Master Association desires to delegate negotiation of the sale of Parcels B and C to the Master Association Design Review Committee (“DRC”);

**NOW THEREFORE**, be it resolved:

1. The DRC shall have the right to negotiate the sale price of the Entryway with HSL Properties, Inc. within price parameters set by the Board;
2. The DRC shall submit any proposal regarding the negotiated sale price of Parcels B and C to the Board for final approval prior to executing any purchase agreement;
3. The Board shall have final discretion over whether to approve any proposed agreement submitted by the DRC related to this matter.

IN WITNESS WHEREOF, the undersigned acknowledges this resolution as of this 18th day of March, 2015.

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Linda Hitt, President  
Dorado Country Estates Improvement Ass’n #1



Dorado Country Club Estates  
*Master Association*

doradohoa.org

Board of Directors' Meeting

Eastside City Hall

March 18, 2015 6:30 P.M.

**AGENDA**

1. Call to Order
  - A. Introductions/welcome Linda Hitt
  - B. Determination of Quorum
2. Approval of Minutes
3. Treasurer's Report Carmine
4. Committee Reports
  - A. Budget/Audit - deactivated till summer
  - B. Communication – Web site changes Kathy Bayer
  - C. Land Use (DRC- HSL Development) Dick Sexton
  - D. Landscape Lynda Hubar
  - E. Roads – discussion/bids – lighting? Linda Hitt/Jim Clemenson
  - F. Elections- deactivated till Sept.
5. New Business Linda Hitt
  - 1. Letter from resident concerning flooding last summer/fall. Other concerns with Rose Hill wash
6. Unfinished Business Linda Hitt
  - 1. Dorado Master/Association Walls/Exterior Landscaping Blocks 60, 70, Assoc. 2, and Assoc. 3 – table until sale of West Entrance
  - 2. Safety – Dogs 5 new signs for leashes and clean up flooding - signage at wash crossings Linda Hitt
  - 3. Sabino Canyon/Pantano Wash/Kolb Rd. Update Bob McDaniel
7. Confirm Date for April 15, 2015 Board Meeting