

**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: MAY 20, 2015

CALL TO ORDER: President Linda Hitt called the meeting to order at 6:35 PM

OFFICIERS

President	Linda Hitt	Present
1 st Vice President	Kathy Bayer	Present
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 TeaneyXX	Absent
Assoc 3 (8, 11, 32)	William Bauer	Present
Block 3	Patricia Sainz	Present
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Donna DeHart RayX	Absent
Block 14	Sandra Birnbaum XXX	Absent
Block 17	Jack Geary XXXX	Absent
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
Theresa Orr	Absent
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Jim Coleman	Absent
Rosemary Ferrell	Absent

XX Represented by alternate Tom Gardner
 X Represented by alternate Donna Magdanz
 XXX Represented by alternate Trish Cheney
 XXXX Represented by alternate Dick Sexton

Guests present: Cindy Schiesel (Block 9 & 10) and Thomas Nordstrom (Block 1)

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

QUORUM WAS PRESENT. Introductions of guests.

APPROVAL OF MINUTES: April 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 April 2015 Income was \$18,709.39 and total expenditures were \$13,988.88 There were five bills out of the normal expenses, \$2200.00 for rock / gravel mounds and \$240.00 for boulders at the east entrance, and \$110.00 for Backflow testing. We spent \$31.32 for the sign permits and \$480.00 to the association attorney in regards to the Thikoll letter. Lastly the Surveillance signs for a cost of \$1,040.44
- ❖ Total in checking \$13,818.57, General Reserves \$21,451.96 and Road reserves \$48,681.35
- ❖ Total assets are \$84,751.88

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

EXECUTIVE COMMITTEE:

- ❖ No report

COMMITTEE REPORTS:

BUDGET / AUDIT:

Deactivated until September.

COMMUNICATION & WEBSITE:

- ❖ Darlene Jerome is continually updating Association information.

LAND USE: AKA Design Review Board: Dick Sexton

- ❖ Nineteen trees either dead or diseased have been removed. This work will wrap up this Friday.
- ❖ There is a new manager at the Golf Course, Ron Castillo who has replaced Chaz.
- ❖ There will be a meeting of the DRC, City, HSL and City Engineers in reference to the wash improvements and how it has impacted Dorado 14 residents who live along Oeste.
- ❖ Signs at the cross of Dorado Blvd and the Rosehill wash will say Do Not Enter When Flooded and possibly a water depth marker.

LANDSCAPE:

- ❖ Trish Cheney reported that Landscape Committee is obtaining bids to light the east entrance. The first of three bids was \$5,415.45. The payment for this project will come from reserves.
- ❖ The City has been notified three times to have the drainage area behind Care More addressed, to date it has not.
- ❖ Blocks 70 and Assoc. 3 will be instructed to trim their trees that overhang the Kolb Rd. wall.

ROADS:

- ❖ Bates Paving has said that the roads will be done in June and that the June temperatures will not affect the application that is used. So far there are six sub-associations that will piggy back the Master.

SAFETY:

- ❖ It was reported that three sets of individuals have been arrested for mail theft in Tucson.
- ❖ Discussion on what the Master Association can do to deter crime, possibly activated the cameras at the entrances; could be a privacy issue.
- ❖ The use of electric gates; may not be structurally efficient.

- ❖ Use of common sense approach; Neighborhood watch (handout distributed). Meet with TPD Officer Perez 791-5735 x 209. Meetings every Tues, Wed, and Thurs with 50% of your own sub-association.
- ❖ Continue being informative. Master continue with Alerts. Dorado Security Report sent in financial package.
- ❖ It was brought up for discussion about removing the cameras at the entrances.
- ❖ Discussion on rewording of the signs / trading the signs that had started to be placed around Dorado on existing poles. Management to check the different versions of the wording.

UNFINISHED BUSINESS:

- ❖ Dorado Master/Association Walls/ Exterior Landscaping will be tabled till after the sale of the West Entrance.

NEW BUSINESS:

- ❖ There will be no meetings during June, July and August.
- ❖ Donna and Jim Magdanz of Blocks 9 & 10 commented as retired law enforcement in an email made part of these minutes.

NEXT MEETING: September 16, 2015 6:30 p.m. at the Northeast Ward 2 Council Offices.

ADJOURNMENT: MOTION: To adjourn the meeting at 8:00 p.m. was approved by unanimous consent.