

DORADO 4 HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
Wednesday, June 1, 2016, 7:00 p.m.
Special Meeting @ The Pool

The Board of Director's meeting was called to order by Joe Wilkinson at 7:06 p.m. Members present were Joe Wilkinson, Dan Stringham,, Jane Glasser, Sue Shaefer, Ken Betzen also present was Eric Struse, Property Manager, homeowners Gene & Ana Dunham and Mike Bridgeman. Absent was Don Woodward.

Landscape maintenance discussion:

Joe Wilkinson informed the Board and homeowners present that the purpose of the meeting was to discuss the current landscaper situation. In looking back it was determined that the Dorado 4 contract with the Coyote Bros had not been updated since 2001. That contract had called for a 5% increase per year that the Coyote Bros never imposed. We have been paying them \$700.00 per month for their basic services since 2001. Those attending voiced their opinions on how they thought the Coyote Bros were doing on the landscaping. The general consensus was that they were doing a good job.

Landscape proposal discussion:

Eric Struse had been previously asked to obtain costs on what other landscapers are charging for their services and he obtained four bids. The following costs were obtained: \$650/mo., \$1,450.00/mo., \$1,392.00/mo. and \$1,150.00/mo. So the current monthly charge from the Coyote Bros is actually a good cost for the Association at this time. Additionally Mike Bridgeman pointed out that since they had been with Dorado 4 for so long they knew where everything was at and the working relationship was good. Gene & Ana Dunham pointed out that whenever they asked for something special to be done the Coyote Bros took care of it. There was additional conversation on updating the contract with the Coyote Bros. Dan Stringham motioned that Eric Struse work on a new draft copy of a contract to return to the Board for review with the contract starting in January of 2017. Ken Betzen seconded the motion and the motion passed. Dan Stringham motioned that the Coyote Bros be given an immediate 10% increase in their monthly fee beginning on June 1, 2016 raising their monthly rate to \$770.00 per month, Ken Betzen seconded the motion and the motion passed.

There was discussion regarding the decorative gravel replacement that has been ongoing and it was determined that we need to set specific specs to the Coyote Bros when asking for bids and if the bids seem to be out of line we need to obtain another bid as well. Dan Stringham and Mike Bridgeman agreed to meet with the Coyote Bros to determine the remaining areas that need to be bid out for additional rock. As well as determining areas that might need future expense like having the larger river rock re-set. Ken Betzen suggested asking that they break down the cost between materials and labor for future bids. Regarding replacement of plants and trees in homeowners front yards, if determined by the Coyote Bros to be a simple project they should consult with the homeowner before

replacement to ensure that it coordinates with the homeowners needs. If it is a more difficult type of replacement the Coyote Bros need to consult with the Property Manager, Eric Struse, to determine the cost and if need be go back to the Board of Directors for approval. Specific example was given of the palm tree that had fallen over in past years at 6537 E. Via Cavalier, Eric will coordinate with the Coyote Bros to have this taken care of. Ken Betzen commented on the need for two trees in the common area that need to be replaced as well.

Joe Wilkinson wanted it also noted that a thank you note needed to go out to Edward, Gene and Ana Dunhams' son who has been cleaning up at the pool and encourage him to submit any costs associated with doing so back to the Board for reimbursement. Additionally asking him to make sure he notifies the Property Manager, Eric, when they pool area has been left excessively dirty. Joe also noted that the timer on the spa is purposely set to only go on for 15 minutes at a time and people have been jamming it up so that it stays on but then forget to unjam it and it runs all night long. This can damage the equipment and makes the cost of utilities higher.

Joe Wilkinson also received a phone call from a homeowner regarding a trailer that had been parked in the neighborhood for awhile obscuring the line of sight for traffic.

The next meeting will be held on September 10, 2016, 10:00 a.m. at the pool.

There being no further business the meeting adjourned at 8:12 9.m.