

**DCCE Block 70 Board of Directors Meeting  
FEBRUARY 4, 2016 6:00 PM  
EAST SIDE CITY HALL  
Minutes of Meeting**

**Call to Order:**

Rosemary Ferrell President called the meeting to order at 6:05 PM.

**Board Members Present:**

Larry Schloss (Treasurer), Gary Crites (Secretary), Frank Morton (Master Rep), and Danny Van Cleave, Phillip Schultz and David Cohen

Absent Eddie Nordstrom (Vice-President), and Ramon Burrola.

**Homeowners Present:**

Nathan and Tera Estes

**Management Firm:**

Carmine Carriero represented Expert HOA Management LLC.

**Approval of Minutes:**

The minutes of the meeting held January 6, 2016 were emailed to all directors. They were motioned for acceptance with minor addition, seconded and approved.

**Treasurer's Report:**

- ❖ Treasurer Larry Schloss reported the July 2015 to January 2016 financials. Income collected \$53,802.42 and the property expenses were \$23,222.11
- ❖ YTD net income is \$30,580.31
- ❖ Total assets are \$93,111.31 with \$6245.00 in accounts receivables.
- ❖ Total checking and savings \$86,866.31
- ❖ Motioned for approval of the financial report was seconded and all were in favor.

**Committee Reports:**

**Architectural:** (Larry Schloss, Chairman)

- ❖ Management has spoken to Brad, the owner of Capital Investments for the second time and he is getting ready to paint the inside of the rear walls of the unit that was not painted during the renovation.

**Roads:** (Danny Van Cleave, Chairman)

- ❖ Danny continues to work on securing bids from the asphalt companies, Bates Paving, Ace Asphalt and Sunland Asphalt.
- ❖ Danny drafted a letter to the three companies.(ATTACHED)

**Landscaping:** (Gary Crites, Chairman)

- ❖ No issues, property being serviced.

**Pool:** (Gary Crites, Chairman)

- ❖ No issues, pool being serviced. Bids will be obtained for the cleaning of the deck.

**Community Manager's Report:**

- ❖ Will have Turn-Tech Maintenance repair the light out that shines in the pool parking lot.

**Master Association Report:** (Frank Morton, Chairman)

- ❖ The Master has a new President, Kathy Bayer who was the Vice-President and Linda Hitt will become the 1<sup>st</sup>. Vice President, stepping down from President.

**Old Business:**

- ❖ Annual meeting was a success, few homeowners showed up this year.
- ❖ Master Increase for 2017 was discussed and plans will be made to boycott again.

**New Business:**

- ❖ The next meeting will be March 3, 2016 at East Side City Hall.
- ❖ The following are the Officers for Block 70 for 2016, motioned and approved. President Ed Nordstrom; Vice-President Rosemary Ferrell; Secretary Gary Crites; Treasurer Larry Schloss; Master –Rep Frank Morton. The following will be At-Large; Danny Van Cleave, David Cohen, Ramon Burrola, and Phillip Schlutz.
- ❖ The committees Architectural, Larry Schloss and Management; Roads Danny Van Cleave; Landscape Gary Crites; Pool Gary Crites and Phillip Schultz.

**OPEN FORUM:**

Nathan and Tera Estes were present to ask the Board for a waiver to rent their unit as Nathan is awaiting military papers to be relocated for at least the next three years. Dorado Block 70 currently has a NO RENTAL amendment as part of their CC&R's. Management was asked to get an opinion from council and this will be discussed.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 7:00 PM