

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

**Call to Order:**

Rosemary Ferrell President called the meeting to order at 6:00 PM.

**Board Members Present:**

Eddie Nordstrom (Vice-President), Larry Schloss (Treasurer), Gary Crites (Secretary), Frank Morton (Master Rep), and Danny Van Cleave.  
Absent Ramon Burrola.

**Homeowners Present:**

David Cohen

**Management Firm:**

Carmine Carriero represented Expert HOA Management LLC.

**Approval of Minutes:**

The minutes of the meeting held December 3, 2015 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 to December 2015 financials. Income collected \$51,861.75 and the property expenses were \$21,854.28
- ❖ YTD net income is \$30,007.47
- ❖ Total assets are \$92,378.47 with \$6020.00 in accounts receivables.
- ❖ Total checking and savings \$86,358.47
- ❖ Motioned for approval of the financial report was seconded and all were in favor.

**Committee Reports:**

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

- ❖ The Greenberg renovation has ended.
- ❖ Management has spoken to Brad, the owner of Capital Investments and he will paint the inside of the rear walls of the unit that was not painted during the renovation. He was told that if it is not done and the unit comes up for sale it will be noted on the Title Demand.
- ❖ Management has notified the owner of bees in their drainage pipe behind 6691 E. Paseo Dorado. Owner said the issue would be resolved.
- ❖ Management has sent five property issue letters. Owners are complying.

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

- ❖ Danny will work on securing bids from the asphalt companies Bates Paving, Ace Asphalt and Sunland Asphalt.

**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:**

- ❖ Spoke of issues concerning properties bordering the Kolb Rd. project. Noise barrier will be discussed for the Dorado 70 community with the possibility of raising the outer wall.

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

- ❖ The Hotel has been placed on hold, but the replacement of the Clubhouse will move along as planned.
- ❖ The dues increase of 15% will begin January 2017 after some issues were raised about the wording of an increase in the CC&R's.

**Old Business:**

**NONE**

**New Business:**

- ❖ Election nomination forms were received back, the candidates are Rosemary Ferrell, Larry Schloss, Danny Van Cleave, Phil Schultz and David Cohen.
- ❖ The notice and ballot were reviewed. Motion to approve was seconded and all were in favor.
- ❖ The Annual Meeting will be January 27, 2016 at East Side City Hall. The Ballots need to be returned by the twenty-fourth.

**OPEN FORUM:**

**None**

**Adjournment:** With no further business to discuss, the meeting was adjourned at 6:50 PM