

**DCCE Block 70 Board of Directors Meeting**  
**JUNE 5, 2016 6:00 PM**  
**Management Office**  
**Minutes of Meeting**

**Call to Order:**

Ed Nordstrom President called the meeting to order at 6:05 PM.

**Board Members Present:**

Larry Schloss (Treasurer), Gary Crites (Secretary), Danny Van Cleave, Phillip Schultz and

**Absent** Ramon Burrola, Frank Morton (Master Rep), David Cohen and Rosemary Ferrell (Vice-President),

**Homeowners Present:**

Tarra and Nathan Estes

**Management Firm:**

Carmine Carriero represented Expert HOA Management LLC.

**Open Forum:**

Terra and Nathan Estes were present to discuss and ask if any changes to the request on the waiver of the No Rental Amendment had been discussed at Board Meetings. It was said that there wouldn't be a waiver and in the Fall discussions would take place during a Town Hall Meeting to decide whether or not the Board would proceed with a Ballot.

**Approval of Minutes:**

The minutes of the meeting held May 5, 2016 were emailed to all directors. They were motioned for acceptance with minor addition, seconded and approved.

**Treasurer's Report:**

- ❖ Larry Schloss reported the July 2015 to May 2016 financials. Income collected \$56,335.11 and the property expenses were \$35,583.59
- ❖ YTD net income is \$20,751.52
- ❖ Total assets are \$82,492.52 with \$5,890.00 in accounts receivables.
- ❖ Total checking and savings \$76,602.52.
- ❖ Larry reported that we will end our fiscal year on a approximate \$15,000 surplus.
- ❖ Motioned for approval of the financial report was seconded and all were in favor.

## **Committee Reports:**

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

- ❖ No current activity.

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

- ❖ The contract dated 5/13/16 by Ace Asphalt (\$48,082.00) was signed by President Ed Nordstrom and a copy will be sent to all Directors. Management will email the contract to Ace.

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

- ❖ Landscapers are on site every other Thursday, discrepancy over one visit was corrected and we were charged \$240.00 for one hour, three men.
- ❖ Pine trees and Oleanders along Dorado Blvd are showing signs of stress and need water. Gary will visit this concern with the landscapers.
- ❖ Motion to have the Palm trees trimmed for \$35.00 was seconded and approved.

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

- ❖ Motioned to have the Ramada roof recoated by Reichardts Maintenance and Remodel at a cost of \$865.00 was seconded and approved.
- ❖ Motion to replace water fountain, not to exceed \$1,500 was seconded and approved.

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

- ❖ No report. Visit website [www.doradohoa.org](http://www.doradohoa.org) for the plans of the new Clubhouse.

### **Old Business:**

- ❖ Was discussed during Open Forum.

### **New Business:**

- ❖ The next meeting will be September 8, 2016 at Managements office.
- ❖ Management had distributed a spreadsheet with the last three years of the Associations expenses in order to assist in the preparation of a budget. Three items were adjusted and the 2016 / 2017 Budget was approved.
- ❖ It was motioned that the Annual Assessment be increased to \$800.00 due to the increase of the Master Dues in January 2017, the road repairs and reseal, and in general the increase of utilities. The motion was seconded and passed.
- ❖ A one-time payment due on July 1<sup>st</sup> can be made of \$800.00 or quarterly payments of \$220.00 will be accepted.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 7:35 PM

