

HOA Association 2, Block 3 Board Meeting Minutes
June 8, 2016, 2pm
Draft

President Susan Knowles called the Board of Directors meeting of HOA Dorado block3 to order at 2:00 PM, June 8 2016.

Present: Board Members: Susan Knowles, Eilene Johnson, Nadia Kronfli, Pat Levitsis and Jeff Brammer by teleconference.

Absent: Board Members: John Kelly, Pat Sainz and ExpertHOA (specifically invited)

Homeowners: Roy and Marcia Robinson were in attendance

Reports:

a. **Financial Report:**

Reviewers: Jeff Brammer & Nadia Kronfli

Nadia reports she reviewed all financials from 2014-to current. While she did not find any discrepancies in the funds she admitted it was difficult to ascertain related to the financials being kept in two different account methods/basis: cash & accrual.

Recommends Financial directives to Community Manager:

- Only 2 bank accounts: Checking and Savings.
- Accounts receivable for late dues
- Invoices sent 1 month before dues are due
- When dues notices are sent they should include the date and a notice saying a late fees penalty will accrue 15 days from that date.

***Board voted to go into Executive Session for:**

1. Legal advice: Default HOA dues
2. Discuss personnel issue

Meeting was temporarily adjourned for executive session: 2:30. --3:36pm

Open session resumed: 3:40pm

Jeff: Nothing more to add as he agreed with Nadia's recommendations.

Susan:

1. Pay all bills electronically-per Jeff & Susan
2. Decrease accounts to 1 savings & one checking. All income & payments in checking account. Savings account is for reserve account (pool & roads). Nadia/Jeff/Susan
3. Avoid all bank charges. Nadia/Jeff/Susan
4. Make a deposit to reserve (roads & pool) account
 - Every month~~\$150.00(comes from difference of saving from previous Cox bill).
5. Expert HOA needs to separate expenses from monthly contract fee
6. I recommend no increase to our assessments until it looks like we have to dip into reserves to cover our monthly expenses.

***Board moved to send directives to ExpertHOA and ask for explanations and possible meeting as Carmine was not present to answer financial questions although was invited & bookkeeper could not be available by telephone.**

b. Community Areas: •Landscaping: Susan Knowles

Watering Schedule:

Monsoon season will dictate how often the grass is watered.

- Care of grass around pool, Care of olive trees & Trimming of bushes
- Coyote Brothers will be cleaning walk paths today. Trimming the olive trees is on their list, as well, Dallis grass in the Fall.

◦ Should we have the palm tree trimmed or cut down?

(The tree that is located in the walk path between Patrick's & Gail's house?) **NO decision**

- **Pool**

- I have posted the updated pool certificate on our bulletin board.
- Heat was turned off with first 100% day (June 5th?). Pool temp seems to be holding at 86%.
- Considering a pool blanket-cost around \$100.00 at Lowes. Feelings of the board?
- There is a problem with the heating. It seems to be heating the hot tub & pool even though the hot tub heater is not turned on. I just want it in the meeting minutes to remind us for next year when we turn on the heat. Move this item to the deferred maintenance list.

- **Lighting/electrical** updates- There was a problem with the grounding of landscape lights it has been repaired.

- **Roads** – nothing to report

- c. **Website:** Block 3 has been updated. Please refer any of our neighbors to the doradohoa.org website BLOCK 3 for our HOA latest information.

- d. **Cox:** Any concerns regarding the changes to Cox and/or our newest contract?

- Linn Granger is our contact person for these issues.

- He is going to be forming a committee to re-negotiate the Cox contract with all the other HOA groups to see if he can further decrease our fees. He attended the Master Association meeting.

- e. **Master Association Meeting:** Susan Knowles From Linda Hitt, 1st Vice President, Master HOA

The latest word is (1 June 2016), the City Planning Department accepted the approval letter from the Dorado Master Association as to the minor changes in the phases. The city is reviewing the plans with each of their departments and hopefully all will be approved in three weeks.

HSL has sent out bids for the project and is supposed to be reviewing them this week so that when they get the permits from the city they will be able to start immediately.

HSL is still shooting for an October completion date for the clubhouse. I don't know when in October. They will give us all that info after they get notification from the city.

New Business

Architectural Requests:

***Board moved to approve The Knowles request for structural changes.**

Deferred maintenance List: Carry this list forward to all meeting minutes and agenda

- Asphalt in walkway needs attention.
- Palm tree by Wininger house needs to be trimmed or cut down (community property).
- Spa is heating, but not turned on. Crossed wires? Will keep this on the list for repair as needed just before swim season next Spring.
- The pool coping blocks are going to need repair. Should consider getting that done before next swim season (if our reserve funds are adequate).
- Landscape lights not grounded (repaired).

Comments from the public:

Roy said he needed one of the small boxes for his TV. The board suggested he contact Linn as he would help him with the procedure. He said he wouldn't like to see any trees cut down. Comment made that it doesn't provide any shade and is messy and could be dangerous with its dropping crowns.

Roy has made a homeowners' directory by address order.

All board members will be sent a copy & it will be sent in a future newsletter and corrections will be made if requested.

***Board moved to schedule our next meeting in late September or early October unless otherwise needed.**

Meeting adjourned at 4:30 PM. Submitted. By Eilene Johnson