

DCCE Block 70 Board of Directors Meeting
MARCH 10, 2016 6:00 PM
MANAGERS OFFICE
Minutes of Meeting

Call to Order:

Ed Nordstrom President called the meeting to order at 6:10 PM.

Board Members Present:

Rosemary Ferrell (Vice-President), Larry Schloss (Treasurer), Gary Crites (Secretary), Frank Morton (Master Rep), Ramon Burrola, Danny Van Cleave, Phillip Schultz and David Cohen

Homeowners Present:

NONE

Management Firm:

Carmine Carriero represented Expert HOA Management LLC.

Approval of Minutes:

The minutes of the meeting held February 4, 2016 were emailed to all directors. They were motioned for acceptance with minor addition, seconded and approved.

Treasurer's Report:

- ❖ Management reported the July 2015 to February 2016 financials. Income collected \$54,713.08 and the property expenses were \$26,982.86
- ❖ YTD net income is \$27,730.22
- ❖ Total assets are \$89,351.22 with \$5,335.00 in accounts receivables.
- ❖ Total checking and savings \$84,016.22
- ❖ The first payment of \$2,466.00 was paid to the Master Association.
- ❖ Motioned for approval of the financial report was seconded and all were in favor.

Committee Reports:

Architectural: (Larry Schloss, Chairman)

- ❖ Management has received a painting request for 7029 Calle Cerca. It was motioned to approve seconded and passed.

Roads: (Danny Van Cleave, Chairman)

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

Landscaping: (Gary Crites, Chairman)

- ❖ No issues, property being serviced.

- ❖ David Cohen has repaired two sprinkler heads.
- ❖ The Palms will be trimmed at a later date for \$32.00 per tree.
- ❖ Larry reconfirmed the cost for Weedtrol to be \$875.00.
- ❖ Management receiving emails from the management agency for Caremore requesting the trees behind their building be trimmed.

Pool: (Gary Crites, Chairman)

- ❖ Gary gave the three quotes for the deck repair, Cimmeron \$4,500.00; McCales \$2,275.00; and EKonomy \$5,800.00. Gary and Carmine to check credentials and BBB reports.

Community Manager's Report:

No report

Master Association Report: (Frank Morton, Chairman)

- ❖ The Clubhouse is scheduled to be torn down. The temporary clubhouse is in service on the east side of the west entrance.
- ❖ The signs have been installed throughout Dorado.

Old Business:

- ❖ Nathan and Tera Estes had submitted a letter requesting a waiver to rent their unit because Nathan will be relocated for at least the next three years due to military service. Dorado Block 70 currently has a NO RENTAL amendment as part of their CC&R's. Management asked council for an opinion for a provision to a rental agreement. The Board discussed amending the CC&R's to remove the NO RENTAL amendment. This will be discussed further pending Nathan's orders.

New Business:

- ❖ The next meeting will be April 7, 2016 at East Side City Hall.
- ❖ David Cohen presented the Board with a request to renovate the rear exterior and install a pool at 7040 E. Hacienda Reposa. Motioned for approval, seconded and passed.

OPEN FORUM:

None

Adjournment: With no further business to discuss, the meeting was adjourned at 8:15 PM