

Association 2, Block 3 Dorado Country Estates HOA
October 27, 2016
Meeting Minutes Draft

Call to Order: The HOA Board of Directors meeting was called to order at 5pm by president Susan Knowles.

- Members present: Patricia Sainz, Pat Levitsis, Nadia Kronfli, and Eilene Johnson.
- Absent: Jeff Brammer and John Kelly.
- Also present: Eric Struse, HOA Manager, The Property Management Group
- Homeowners: Mike Gould

Approval of Minutes: The minutes of the July 2017 meeting were approved as read.

HOA Manager: Eric Struse, was introduced as our newly hired Property Manager from the Property Management Group.

- He stated that there were new regulations passed by the legislature in regards to HOA:CC&Rs and fines for infractions.

Reports

Financial Report

- Nadia & Eric discussed our financials
- Nadia asked questions/clarification regarding book-keeping practices & software
- The transition from Expert management to the Property Management Group is having a few glitches.
- HOA Property Insurance is paid with some clarification needed from ExpertHOA.
- Eric is still waiting on financial clarifications from ExpertHOA to prepare our most current financials.

HOA Bank Accounts:

- Eric opened an operating account on the HOA's behalf at Compass Bank located on Speedway & Wilmot.

2017 Preliminary budget discussed.

- Will review next draft at our next meeting.
- Board directed Knowles to move the HOA Reserve Fund to Compass Bank following a motion by Sainz and second by Johnson and approved unanimously.

Master Association

- 2017 Master HOA dues will increase to \$115.00/home & are paid by our HOA.
- Club house is progressing

Landscaping Update: Dallis grass in the pool area has been treated twice
Jean Wilson has concerns about the tree next to her house (to be addressed).
The Board is seeking bids for trimming the trees in the pool area: Follow-up by Eric

Resident Requests:

- Knowles request for updating to their front yard was approved.
- Heating the spa tabled.

Annual Meeting:

- Board directed Knowles to send email request for volunteers to be on the annual ballot as board members
- Ballots for the Annual Board Meeting will be mailed Nov. 7
- The Annual meeting will be held Dec. 4 at 12:00 noon at the pool Ramada

2017 Projects:

- Our HOA Board will review and update CC&Rs in 2017.

Maintenance List: To do

- Olive trees need trimming- projected cost- \$500.00
- Spa is heating, but not turned on. Crossed wires?
- Repair as needed before swim season Spring (FEB 2017-MAR 2017).
- The pool coping blocks are going to need repair. Consider getting that done before next swim season (if our reserve funds are adequate).
- Asphalt in all walkways needs attention.
- 6/8/16-Screening needs repaired on the gates into the pool area: Susan will ask Linn Granger to head up this repair.
- Dallis grass needs Treatment-Approved-**Scheduled Fall 2016**

Tabled item:

- Heating the spa

Remaining 2016 HOA Meeting Schedule:

- The next meeting of this Board will be Nov 13 at 11:00am at the pool Ramada
- Annual meeting Dec. 4 at 12:00 (noon) at the pool Ramada

Adjourn 6:10pm

Submitted by Eilene Johnson