

Dorado Country Club Estates
 Association 2, Block 3 HOA Annual Meeting
 12:00 PM, December 4, 2016
 DRAFT

The Annual meeting of the HOA of Block 3 was called to order at 12:00 PM, December 4, by President, Susan Knowles. Board members present: John Kelly, Nadia Kronfli, Patricia Sainz, Eilene Johnson, Jeff Brammer (by Internet Skype).

Absent: Pat Levitsis

Representing The Management Group: Eric Struse, owner.

Home Owners present: Pat & Joan Conlon, Jean Kelly, Jay & Penny Wilkes, Kris Larsen, Linn Granger, Monica Marshall, Jill Carrel, and Mike Gould (by Internet).

The minutes of the last meeting were approved on a motion by Jay Wilkes and Pat Sainz.

Masters Assn report: Susan Knowles

- a. Club house is progressing. Proposed opening January 2017.
- b. Rebuilding wall near west entrance
- c. Will be repainting the entire fence along Speedway & Kolb
- d. New Master Association Management beginning January 1, 2017: HBS Management Solutions. <http://hbsmanagementsolutions.com/>
- e. Master asks all residences to report safety/criminal concerns to Cindy Shiesel. She is our liaison with eastside policing. Call 911 or report via email address Cindy17267@earlink.net
- f. The police have increased drive-thru(s): Including unmarked vehicles.
- g. Report any suspicious activities.
- h. HSL now owns the Radisson, therefore, we all get a 20% discount at the restaurant. Make sure you tell them.
- i. New slate of officers to be voted on January 2017.
- j. Susan was asked & agreed to serve as the Master 1st VP 2017
- k. Master meeting site has been changed to the Radisson. Schedule is the same. 3rd Wednesday each month at 6:30.

Financial Report: Eric Struse

Eric reported on the financials for the past month and the proposed budget for 2017. The Master dues are being increased beginning January 2017 to \$115.00/household per year.

General Discussion:

- Pool Cabana/Ramada: A new cleaning person has been hired and all agreed she has done a great job
- Condition of our roads was discussed.
- Nadia suggested that some money be added to the reserve fund recommended \$1000.00 be used for new furniture for the pool area.
- Linn Granger urged all of us to use “City Connect” app on our phones to monitor criminal activities in the area

Election of Board Members: Results: Incumbents: Knowles, Brammer, Johnson, Kronfli, Sainz remain on the board and will be joined by newly elected members Mike Gould and Jay Wilkes.

Recognition and a thank-you for their dedicated service to our community was extended to our out-going Board Members: Patrick Conlon, John Kelly, Kris Larsen, and Pat Levitsis

New Business

1. Three bids are being sought for the roads and recommendations for repairs.
2. Change of date for annual meeting to late January or February to improve attendance and to insure “year-end” financials are available for better budget planning. Thoughts from homeowners were sought and no objections were heard.
3. 2017 plan is to review and “rewrite” as needed the CC & Rs as needed
4. Purchase New Pool Furniture

Old Business

1. Landscaping in pool area. Grass has been treated, olive trees treated and trimmed
2. Cox contract will be up in October.
3. Board will discuss landscaping and make a proposal with input from the Coyote Brothers.
4. Homeowner Directory was circulated; homeowners were asked to make corrections.

A moment of silence was held for homeowners deceased in 2016.

- Lillian Bass,
- William Ohms
- Anna Rae Marshall

Next HOA meeting: Scheduled for February 12th. Pool Cabana. Noon.

Meeting was adjourned at 1:05 pm

Respectfully submitted. Eilene Johnson