

**Dorado Country Club Estates Master Association
Board of Directors Meeting
Northeast Ward 2 Council Office
7575 E Speedway Blvd
Tucson, AZ 85710
www.doradohoa.com**

DATE: January 16, 2013

CALL TO ORDER: Darlene Jerome called the Annual Meeting to order at 6:25 p.m.

OFFICERS

President	Linda Hitt	Absent
1 st Vice President	VACANT	
2 nd Vice President	Toni Olms	Present
Secretary	Lynda Hubar	Present
Treasurer	Jane Herron	Present
Management	Carmine Carriero	Present
Management	Stacey Palma	Present

DIRECTORS

Village A (1 & 16)	Jan Sleeper	Present
Assoc 2 (6, 7, 18, 19, 40)	Sue Teaney	Present
Assoc 3 (8, 11, 32)	Robin Pittman	Present
Block 3	Kris Larsen	Present
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Sue Ross	Present
Block 14	Jane Herron	Present
Block 17	Jack Geary	Present
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

PRESIDENTS

Lora McCormick	Present
Pat Giordano	Absent
Mary Ann Winn	Present
Patrick Conlon	Absent
Joe Wilkinson	Absent
Rodolfo Apodaca	Absent
Jim Clemensen	Absent
Jane Herron	Present
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Ted Goodridge	Present
Rosemary Ferrell	Present

Guests present: Vicki Trask (Block 4), Darlene Jerome (Block 5), Kathy Bayer (Assoc 3), Cindy Schiesel (9&10), Bob McDaniel (70), Ann Stericker (Assoc 3), Susan Gallager (9&10), Nick Aquilano (70), and Joe Gallo

Lora McCormick the new President of Village A was introduced.

MINUTES TAKEN BY: Carmine Carriero Jr., CAAM (Management)

QUORUM WAS PRESENT.

APPROVAL OF MINUTES: Lynda Hubar moved and Toni Olms seconded to accept the minutes of the Annual meeting 2012 as written, it was approved by unanimous consent.

TREASURER'S REPORT: Stacey from Management presented the Treasurer's Report.

- ❖ The Master was over Budget by \$937.00 this year, taking into account additional expenses.
- ❖ Handout was issued-- Master HOA Operating Account for the years 2003 to 2012. SEE ATTACHED
- ❖ We are continuing to deposit the \$17.00 dues increase to the road reserve account
- ❖ Total assets to December 31, 2012 \$69,145.35

MOTION: To accept Treasurer's Report was approved by unanimous consent.

Master HOA 2012 Year-End President's Report

HSL Project

This is probably the biggest challenge facing the Master Board in 2013. We are very fortunate that we have a good relation with HSL and our input is being used in the project design. However, we need to remember that they can do what they want to as long as it complies with the 1985 agreement. As for a little history on the 1985 agreement, back then HSL had bought the golf course was going to build townhouses on the golf course. The Dorado Master Board sued HSL to block the proposed development, establish guidelines for any future and assure that there will always be a golf course in Dorado.

Roads

Routine maintenance continues as funds are being built up for some major road work in the next year or so. The last seal coat was put on the roads in 2006. We aren't in a crisis mode with the roads although there is a small pot hole and some cracks that need to be fixed or sealed in the new few months. The Roads Committee will be researching paving techniques and talking to contractors this spring to determine once and for all, the best plan for the roads.

Explored a Security Company for all of Dorado

For several months in 2012, the idea of having a security company drive through Dorado several times a night was discussed. Some neighborhoods are for it and some against it. Representatives from 2 companies did a presentation at Master Board meetings. In December it was decided to table the topic until March.

Memorial Trees

Some landscaping improvement was done on the west side of the west entrance near the Radisson property line. Residents in Dorado donated 4 trees for the area in memory of their husbands or wives who have passed away.

Retained Property Manager

The Master Board retained a property manager early in 2012. The reason was that basically we couldn't get anyone to be on the board due to the amount of work that needed to be done for some of the positions. With so much of the work being done by the property manager it is easier to draft people to be on the board.

Web Page

The web page underwent a make-over this year and is now the Dorado Lifestyle Magazine. The credit for the makeover goes to Bob Nordmeyer who is the brains and skills behind it. All 12 Dorado Neighborhoods are now represented on the page with their own sections. The web page is the place to go for information on the HSL project.

❖ **ELECTION RESULTS:**

❖ **The ballots were tabulated and the results are**

President Linda Hitt by unanimous consent.
Vice President Vickki Trask by unanimous consent.
2nd Vice President Kathy Bayer by unanimous consent.
Secretary Lynda Hubar by unanimous consent.
Treasurer Jane Herron by unanimous consent.

MOTION TO ADJOURN:

Motioned to adjourn at 6:50 PM was seconded and approved by unanimous consent.

**DORADO COUNTRY CLUB ESTATES
MASTER HOA OPERATING ACCOUNT - EXPENSES BY YEAR**

	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003
RECEIPTS:										
Dues Received	\$ 55,100.00	\$ 55,100.00	\$ 45,733.00	\$ 45,815.00	\$ 45,733.00	\$ 45,733.00	\$ 45,733.00	\$ 45,733.00	\$ 45,733.00	\$ 45,733.00
Interest Received	\$ 139.38	\$ -	\$ 120.00	\$ 135.00	\$ -	\$ 732.00	\$ 711.00	\$ 597.00	\$ 423.00	\$ 1,034.00
Insurance claim	\$ 1,980.00	\$ 3,384.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,865.00	\$ 1,922.00	\$ -
Drilling Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400.00	\$ -	\$ -
Expense Reimbursement	\$ -	\$ -	\$ -	\$ 9.00	\$ -	\$ 100.00	\$ 2.00	\$ 19.00	\$ -	\$ -
Charge backs to Neighborhoods	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer from Reserves	\$ -	\$ -	\$ -	\$ 4,000.00	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -
Other	\$ 20.00	\$ 1,896.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RECEIPTS	\$ 57,239.38	\$ 60,380.00	\$ 45,853.00	\$ 49,959.00	\$ 45,733.00	\$ 46,565.00	\$ 47,946.00	\$ 50,614.00	\$ 48,078.00	\$ 46,767.00
DISBURSEMENTS:										
Accounting-Taxes/Compilation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Costs	\$ 45.00	\$ 147.00	\$ 30.00	\$ 35.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education	\$ -	\$ -	\$ 192.00	\$ 34.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fees/Permits	\$ 31.32	\$ 81.00	\$ 31.00	\$ 10.00	\$ 29.48	\$ 74.00	\$ 79.00	\$ 196.00	\$ 186.00	\$ -
Gifts	\$ 207.64	\$ 210.00	\$ 405.00	\$ 396.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income Tax	\$ 45.00	\$ 45.00	\$ 45.00	\$ 46.00	\$ 45.00	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 3,091.86	\$ 2,305.00	\$ 1,648.00	\$ 1,766.00	\$ 1,099.00	\$ 1,516.00	\$ 1,511.00	\$ 1,449.00	\$ 1,856.00	\$ 1,845.00
Landscaping:										
Irrigation repair	\$ 550.00	\$ 1,034.00	\$ 125.00	\$ -	\$ 170.00	\$ 4,463.00	\$ -	\$ -	\$ -	\$ -
Maintenance	\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ 17,350.00	\$ 16,200.00	\$ 16,200.00	\$ 16,200.00	\$ 16,200.00	\$ 16,760.00	\$ 24,910.00
Ground cover rock	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,634.00	\$ 12,656.00	\$ -
Replanting Flowers	\$ 970.00	\$ 2,178.00	\$ 970.00	\$ 2,720.00	\$ 1,200.00	\$ 1,100.00	\$ 2,075.00	\$ 1,880.00	\$ 2,648.00	\$ -
Tree Removal	\$ -	\$ 350.00	\$ 1,330.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ 1,200.00	\$ -
Tree Trimming	\$ 1,680.00	\$ 1,715.00	\$ 1,680.00	\$ 2,215.00	\$ 2,102.00	\$ 3,063.00	\$ 2,575.00	\$ 1,960.00	\$ 1,620.00	\$ 2,180.00
Tree/Shrub Replanting	\$ 480.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Winter Lawn	\$ -	\$ -	\$ -	\$ -	\$ 850.00	\$ 750.00	\$ 750.00	\$ 975.00	\$ 1,100.00	\$ -
Legal	\$ 117.50	\$ 833.00	\$ 225.00	\$ 225.00	\$ 427.50	\$ 135.00	\$ 26.00	\$ 2,019.00	\$ 4,190.00	\$ 245.00
Management Company	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 599.67	\$ 1,109.00	\$ 1,066.00	\$ 2,379.00	\$ 611.00	\$ 2,661.00
Meeting room rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -
Misc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ 423.00	\$ 442.00	\$ -
Office supplies, Postage, Copies	\$ 371.13	\$ 119.00	\$ 391.00	\$ 606.00	\$ 267.05	\$ 312.00	\$ 353.00	\$ 294.00	\$ 391.00	\$ 105.00
Property Tax	\$ 83.60	\$ 80.00	\$ 74.00	\$ 85.00	\$ 94.08	\$ 95.00	\$ 100.00	\$ 107.00	\$ 102.00	\$ 412.00
Repairs and maintenance:										
Backflow	\$ 426.78	\$ 138.00	\$ 132.00	\$ 132.00	\$ 126.00	\$ 686.00	\$ 350.00	\$ -	\$ -	\$ -
Electrical/lighting	\$ 18.44	\$ 829.00	\$ 865.00	\$ 788.00	\$ 1,288.41	\$ 4,488.00	\$ 630.00	\$ 487.00	\$ 769.00	\$ -
General Maintenance	\$ 3,461.01	\$ 5,095.00	\$ 48.00	\$ 500.00	\$ 919.16	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454.00	\$ 1,071.00	\$ 4,609.00	\$ 3,215.00	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125.00	\$ -	\$ -	\$ -
Roads	\$ 6,000.00	\$ 6,355.00	\$ 7,171.00	\$ -	\$ -	\$ -	\$ 29,293.00	\$ -	\$ 1,354.00	\$ 1,200.00
Signs	\$ -	\$ 289.00	\$ 361.00	\$ -	\$ -	\$ 11,043.00	\$ -	\$ 484.00	\$ -	\$ -
Street Sweeping	\$ 485.00	\$ -	\$ 850.00	\$ -	\$ -	\$ 400.00	\$ 610.00	\$ 800.00	\$ 1,200.00	\$ -
Restripe Streets	\$ 825.00	\$ -	\$ 2,228.00	\$ -	\$ -	\$ 3,100.00	\$ -	\$ -	\$ -	\$ -
Storage & P.O. Box Rental	\$ -	\$ 1,202.00	\$ 595.00	\$ 536.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities:										
Electric	\$ 210.81	\$ 266.00	\$ 352.00	\$ 356.00	\$ 396.61	\$ 616.00	\$ 1,169.00	\$ 1,224.00	\$ 1,080.00	\$ -
Water	\$ 4,961.66	\$ 2,954.00	\$ 3,659.00	\$ 4,516.00	\$ 3,854.01	\$ 4,873.00	\$ 5,302.00	\$ 4,427.00	\$ 4,380.00	\$ -
Web Page	\$ 119.00	\$ 119.00	\$ 639.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest expenses/Dues Refund	\$ -	\$ -	\$ -	\$ 82.00	\$ -	\$ 59.00	\$ -	\$ -	\$ -	\$ -
TOTAL DISBURSEMENTS	\$ 44,530.75	\$ 43,159.00	\$ 40,746.00	\$ 36,191.00	\$ 30,542.97	\$ 55,361.00	\$ 64,098.00	\$ 48,297.00	\$ 56,530.00	\$ 40,058.00
Transfer to Reserve Account	\$ 9,367.00	\$ 9,367.00	\$ -	\$ 22,882.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Income (Loss)	\$ 3,341.63	\$ 7,854.00	\$ 5,107.00	\$ (9,114.00)	\$ 15,190.03	\$ (8,795.00)	\$ (16,152.00)	\$ 2,317.00	\$ (8,452.00)	\$ 6,709.00

ANNUAL MEETING

Dorado Country Club Estates Master Association

Eastside City Hall

7575 East Speedway Boulevard

January 16, 2013

6:30 pm

AGENDA

- I. Call to Order
 - A. Welcome
 - B. Determination of a quorum
 - C. Introduction of guests and new members
- II. Approval of 2012 Annual Meeting Minutes
- III. Treasurer's Report – 2012 vs Previous Years
- IV. President's Year-In-Review Report
- V. Election of officers
- VI. Adjournment