

**ESTATES AT DORADO  
1541 N. Estate Drive  
Tucson, AZ 85715**

Rodolfo Apodaca, President 777-4226  
Kathy Garrett, Treasurer, 721-7281  
Lynda Hubar, Secretary 885-2636

Minutes of the October 15, 2011

The meeting was called to order by Kathy Garrett at 9:30am, as the President was out of town.

Present were: Chris Mellis, Darlene Jerome, Larry McClelland, Toni Koeckritz, Lois And Leon Thikoll, Beverly Cauffman, Wendy Krause, Lynda Hubar, & Kathy Garrett.

Meetings of the Association can now be taped, either video or audio. But the Board needs To informed in advance and certain guidelines apply.

Treasurers Report- We are experiencing an increase in water bill with no explanation. We would like to ask all absentee homeowners to please have someone check and make Sure there is no leak in your home or that the toilets are not running.

The Board has raised the monthly fees to \$200 as of January 2012. This will allow for a small amount to go into reserves. And the rest will help us cover our monthly bills.

Also the Board cannot stop anyone from flying the Gadsen flag.

The Master will be asking for a \$20 increase per house per year in 2013 or 2014. This is to cover the cost of road repairs which will cost approximately \$60,000.00.

While they were out looking at Dorado Blvd, Darlene asked the road people to check out Block 5 ( our street). We need to crack seal any ponding areas., fix any cracks that are 1/4" deep.

Darlene also mentioned a new kind of DOA insurance which would protect the officers from not only law suits for money but also non monetary ones. Kathy to check on this.

The Master web page is up and running and we are being encouraged to use it. Our CC&r's are already on this page and we will add the minutes of this meeting to it. The cost involved to us is none.

We lost George Malcolm this week. Before his passing he spoke to Darlene and had a suggestion to heat the pool and spa with solar panels.

The Master Ass. Lawyers have sent a letter stating that we need to enforce all CC&R's in order to maintain the street. If we are selective in enforcing them, we should change them as they are as good as nothing.

A man has been found going on roofs through out Dorado collecting golf balls. If you see him you should call the police. This is trespassing.

Landscaping- we removed the junipers in front of Malcolm's to get rid of the pack rats that were living in them. The Association paid for the removal and replacement as this was a neighborhood problem.

If you want to remove anything in your front yard that is not dead, you need to talk to the Landscaping chairman, Lynda Hubar, Be aware that if it is done it is at the homeowners expense.

In the next year or two all the irrigation will need to be changed out due to age and condition of the pipes. We have had several leaks over the last years.

Pool – The owl that Vern made is about to be returned to the pool. His job is to keep the ducks out of our pool.

Thanks to Bruce Garrett we have a new life saver at the deep end. It is in a cabinet and is not to be used as a pool toy. It would cost about \$200-250 to acid wash the spa. The pool area is going to close November 1.

The lights in the pool area have been changed to CFL and seem to be giving more light. It was decided to leave the lights on a timer that goes on and off automatically.

Nominating- Kathy Garrett has agreed to stay on as Treasurer. She was given a big load of appreciation for all the work that she has and will continue to do on behalf of the homeowners.

Adjourned at 11:30.

Respectfully submitted

Lynda Hubar