

**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:** APRIL 17, 2013

**CALL TO ORDER:** President Linda Hitt called the meeting to order at 6:30 PM

**OFFICERS**

President	Linda Hitt	Present
1 <sup>st</sup> Vice President	Vikki Trask	Absent
2 <sup>nd</sup> Vice President	Kathy Bayer	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	Absent

**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	Absent

Guests present: Darlene Jerome (Block 5), Nancy Berglind (Block 1), Toni Olms (Block 3), Eddie Nordstrom (Block 70) and Fred Stuart (Block 1).

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

**QUORUM WAS PRESENT.**

**REMINDER:** The Dorado Master Board follows Roberts Rules of Order, so please keep speeches to three minutes

**APPROVAL OF MINUTES:** March 2013 meeting minutes were motioned to accept, seconded and was approved by unanimous consent.

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

- ❖ The taxes have been paid.
- ❖ Two new flags have been purchased expensed to General Maintenance
- ❖ No water bill this month because of the billing cycle so April will have two bills.
- ❖ Normal monthly charges have been paid, under budget by a considerable amount.
- ❖ MOTION: To accept Treasurer's Report was approved by unanimous consent.

#### **EXECUTIVE COMMITTEE:**

- ❖ Meeting was held on April 8, 2013. Discussion of the upcoming Master Meeting, spoke about variances, set agenda and made sure all the paperwork was ready to send to delegates.
- ❖ The second opinion consult was estimated at \$1,250 and has been billed at \$750

#### **COMMITTEE REPORTS:**

**BUDGET:** Start preparing the Budget this summer

#### **COMMUNICATION & WEBSITE:**

- ❖ No Report

#### **LAND USE: AKA Design Review Board:**

- The company that submitted the second opinion has stated that everything has been covered in the PAD, it's a good document. **(ATTACHED COPY OF SECOND OPINION FROM CONSULTANT DATED )**
- Currently the project is in the legal phase, the last meeting with the attorneys lasted almost three hours.
- When the 1985 agreement is modified it will be recorded
- If HSL plans to sell the Golf Course, DCCE will get the first right of refusal, if abandoned we may buy for \$10.00
- The flag poles will remain and possibility of relocation.
- The roads will remain the Master's granting HSL use.
- The entrance Guard Shack will be torn down thirty days prior to the beginning of construction.
- Dead and dying trees will be removed by HSL.
- The committee will be working on the DCCE signage.
- It was recommended to have the attorney present at a meeting for a Q & A.
- Discussion to put vegetation in the field of crushed rock prior to the construction of office buildings.
- Three months after the Hotel is built the traffic situation (concerns & problems) will be revisited, the same will happen after the office space is built. HSL will pay the cost of survey.
- Variance vote is contingent upon approval of second opinion and our attorney.
- **MOTION to accept Ballot as presented, seconded and all were in favor.**
- **It was a unanimous decision YES on variances**
- **ATTACHED COPY OF VARIENCES REQUESTED BY HSL**

#### **LANDSCAPE:**

- The west entrance flowers have been planted.
- The irrigation breakdown at the west entrance has been repaired.
- Palm Trees to be trimmed in July.

#### **ROADS:**

- Areas have been marked for repairs, we have allocated \$5,000 for this in the budget.
- Northern Pipeline will be digging up parts of Dorado Blvd in the next couple of weeks for gas line replacement
- DCCE Master has hired a private locator for locating the private utilities that go across Dorado Blvd.
- We will be accepting bids in 2014 for the resurface of Dorado Blvd.

#### **UNFINISHED BUSINESS:**

- ❖ Vikki Trask is reviewing the State Farm Policy for our Liability Insurance, she will report at next meeting.

#### **NEW BUSINESS:**

**NEXT MEETING:** May 15, 2013 6:30 p.m. at the Northeast Ward 2 Council Offices

**ADJOURNMENT:** MOTION: To adjourn the meeting at 7:20 p.m. was approved by unanimous consent.

## HSL Dorado Project

### 2<sup>nd</sup> Opinion from Consultant hired by Dorado Master HOA

April 12, 2013

The Land Use Committee met with Thomas Salyer-Brown to hear the finding of the research he has been doing on the proposed project. You may remember that the Master Board voted at the March meeting to review the PAD document, drawings, etc for the project. Among the topics Mr. Salyer-Brown was asked to review was:

1. Can HSL make changes to the PAD that would not require Master Board Approval?
2. Can the size and character of the buildings be changed from what is in the PAD?
3. Can an above ground parking structure be added in lieu of the surface parking?
4. A portion of the golf course being is being shown as part of the Development site. Does that mean they can build on it?
5. Traffic getting out onto Speedway.
6. How can we protect ourselves again the project being started and then abandoned leaving us to look at a partially build project.
7. How do we guarantee that the walls being built will be adequate to protect residents from vehicle lights?
8. Limiting the hours of trash pickup.

Mr. Salyer-Brown addressed each of the above concerns with the committee and provided us a detailed report. He suggested that we add a few comments to either the PAD document or in the legal document to further protect our interest on the above topics.

In summary, he said:

- A. *The PAD document is a good document but a few more details could be added.*
- B. *I don't think you have missed anything in the PAD document and based on what I have seen, HSL is not trying to take advantage of the residents.*
- C. *Based on the questions being asked by the city zoning department, they are doing a good job in looking out for Dorado's best interest.*
- D. *Knowing the site and having used the golf course on many occasions, I'd say that the development will be a benefit ultimately to the neighborhood and to property values. I base that opinion on my years of involvement in the development business as an architect.*

## Variances Requested by HSL

April 17, 2013

Item	1985 Agreement	Possible Requested Variance
Height restriction for number of stories	<p>Article 6.1.C.3            10 feet height was listed for each floor from existing site grade.            Example: 2 stories = 20',            4 stories would have a maximum height of 40 ft,            and 5 Stories = 50'.</p>	<p>According to Tucson Zoning, current floor height is 12-15 high – not the 10 feet that was the normal height in the mid-80's when the 1985 Agreement was written. The height difference is due to different building techniques.            Proposed building heights for the hotel are:                2 story – 28'                3 story – 39'                4 story – 50'                Tower – up to 60' at the tower/atrium area            All other pad uses – 35' (office/retail and restaurant)</p>
Parking spaces for golf course	<p>Article 3.7            There are to be 200 parking spaces for the golf course alone.</p>	<p>91 reserved spaces for the golf course per Golf Course Designer Jon Garner. This will provide for 4 cars per hole (typical max number of people that play a hole at one time) plus 19 extra spaces. Additional parking is in the joint-use area of the development in front of the hotel.</p>
Modifications to golf course	<p>Article 3.3            Cannot alter the golf course layout without written consent of the Master Assoc.</p>	<p><b>1st hole:</b> Currently Par 4, 260yds (287 from the back of T-box) - Gets moved forward towards green, to the other side of the Wash. Will remain a Par 4 at 225yds.  <b>9th Hole:</b> Currently Par 4, 243 yds to back of T-box. The hole will be realigned, green moves to the west where the lake used to be (big dip area), T-box is a little longer - 5yds or so. New length will be 267yds Par 4 hole.  <b>10th hole:</b> Currently Par 4, 242 yds from back of T-Box. T-box will move forward toward the green. Green is not being moved and trees around green remain. Length will be 180-190yds – a tough Par 3 hole due to the green and trees.  <b>Practice Green</b> - Will be relocated a little to the west and will be between the 18<sup>th</sup> and 10<sup>th</sup> holes.</p>

DORADO COUNTRY CLUB ESTATES MASTER ASSOCIATION

**Board of Director's Meeting**

Eastside City Hall

April 15, 2013

6:30 P.M.

**AGENDA**

1. Call to Order
  - A. Introductions/welcome
  - B. Determination of a Quorum
2. Approval of Minutes
3. Treasurer's Report Stacey
4. Executive Committee Linda Hitt
5. Committee Reports
  - A. Budget/Audit Cindy Schiesel
  - B. Communication Darlene Jerome
  - C. Land Use (HSL Dorado Development) Darlene Jerome
    - i. Consultant's 2nd Opinion Report
    - ii. Meetings with Attorney
    - iii. Vote on variances
  - D. Landscape Lynda Hubar
  - E. Roads Linda Hitt
6. Unfinished Business
  - A. Master Insurance policy and cost review Viki Trask
7. New Business
  - A. Southwest Gas project in Dorado Linda Hitt
8. Confirm Date for Next Meeting: May 15th, 2013 (Last meeting until Sept 18<sup>th</sup>)
9. Adjourn Meeting