

**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: MAY 16, 2012

CALL TO ORDER: The meeting was called to order at 6:30 p.m.

OFFICERS

President	Linda Hitt	Present
1 st Vice President	Cindy Schiesel	Absent
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)	Gary Haun	Present
Assoc 3 (8, 11, 32)	Connie Siepker	Present
Block 3	Patrick Conlon	Absent *
Block 4	Jane Glasser	Absent
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Sue Ross	Absent
Block 14	Jane Herron	Present
Block 17	Brenda O'Mara	Present
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

PRESIDENTS

Fred Stuart	Absent
Gary Haun	Present
Jack Rickard	Absent
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
Nick Aquilano	Present

* Represented by Toni Olms
Guest present Darlene Jerome

MINUTES TAKEN BY: Carmine Carriero Jr. (Management)

QUORUM WAS PRESENT.

APPROVAL OF MINUTES: Lynda Hubar moved and Jane Herron seconded to approve the minutes of the April 2012 meeting and it was approved by unanimous consent.

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

- ❖ Balances of accounts were reviewed.
- ❖ Income was \$12.03 in interest
- ❖ Expenses were \$ 3,638.85. The largest expense, the landscape service because it was for April and March.
- ❖ Total assets \$67,156.14

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

EXECUTIVE COMMITTEE:

- ❖ Linda Hitt presented the Architectural Control Checklist with three major areas checked off that are the problem areas that exist in Dorado for May 2012. SEE ATTACHED.
- ❖ Linda reported that State Farm has changed the current format used for insuring the Master, with that a questionnaire was sent to be completed to adjust the policy. A meeting will be set up with agent Stu Lewis.

- ❖ Linda reviewed an update of what has been accomplished so far in 2012. SEE ATTACHED

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: In Cindy's absence Linda Hitt gave report. All associations were asked to review the Architectural Checklist and check their neighborhoods for compliance.

AUDIT: No Report

BUDGET: In Cindy's absence Linda Hitt gave report. The committee will meet in June and discuss whether the \$20.00 increase for 2013 will be needed. This year will probably be over budget due to the unexpected expense of hiring Management.

COMMUNICATION & WEBSITE: Darlene Jerome reported that the new Website would be up and running live this week. Any comments or suggestions should be forwarded to her. Updates to the site will happen as the Associations send in their minutes of meetings. Non-time sensitive material will be updated quarterly. Flyers will be given to reps to get out to homeowners so they know how to acquire info from DCCE.

LANDSCAPE: The west entrance is in full bloom; Hedges and cactus will replace these flowers when they die. At the west wall it was mentioned to fill in the open areas with bushes and trees to keep graffiti artist from being able to tag the wall. Trees may be donated at \$150 and \$300 levels. Coyote Bro's will plant them.

The east entrance has had flowers planted.

ROADS: In the process of getting bids for repairs to curbing, 5 repairs on Dorado Blvd, 1 on Calle Dorado and some alligator cracking in front of the white wall at the west entrance. This year's budget contained \$6,000 for these repairs.

UNFINISHED BUSINESS:

- ❖ Discussions regarding repairs to the signs at the entrances, painting the stucco and signs.
- ❖ Ted Goodridge from Block 60 is working on getting the wash issue resolved. They are in the process of a survey on the property line.
- ❖ Block 60's common area on Calle Dorado will be cleaned up in June during a community workday.
- ❖ Homeless are still being discovered at Block 60 bathing in their pool and spa.
- ❖ Gary Haun mentioned that each time a new Road chair is appointed the Road plan changes. His feelings are that the potholes should be repaired, and in May of 2013 assess the roads and seek options according to finances.

NEW BUSINESS: A motion was made by Jane Herron to have a summer adjournment (no meetings in June, July and August), seconded by Linda Hubar, all were in favor and none opposed. Motion carried.

NEXT MEETING: September 19, 2012 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.

General Responsibility


Owners are responsible for properly maintaining the exterior of their dwelling, fences, and any other structures on their lots. Maintenance includes actions necessary to preserve the appearance of the property, prevent deterioration, and to repair or replace materials that have deteriorated. Failure to comply with this responsibility may be a violation of the Dorado Country Club Estates Master Association CC&Rs.


The following are examples of those conditions, which will be considered a violation of the Architectural Control Guidelines if visible from the street, adjacent property or common areas:

1. Physical Structures

- Any surface with severely peeling, cracking, mildewed, or fading paint.
- Trim (including shutters, fascia, tiles, gutters, and flashing) which is severely faded, broken, missing, rotted, dirty.
- Mailboxes which are severely dented, bent, broken.
- Driveways, or patios that are visibly broken, deteriorated, or otherwise damaged.
- Incomplete architectural alterations/projects.
- Inappropriate visible storage of building materials, lawn maintenance materials or equipment, toys, or refuse.
- Walls, gates, or fencing that are broken, rotted, leaning, severely weathered or otherwise damaged.

2. Yards and Natural Items

- Lawns in excess of eight (8) inches in height, lawn edges overgrowing manmade surfaces, and grass not trimmed around structures, planted areas and trees.
-  Planted areas and/or grassy areas containing an excessive amount of, or overgrown with, weeds or fallen leaves, or areas that are eroded, missing ground cover.
- Accumulated trash or debris.
- Conditions which cause erosion or flooding.

-  Shrubs and trees obstructing walks, paths, or streets or that have become overgrown (too large) for the space.

-  Dead trees, palm fronds, stumps, bushes, lawns, or other vegetation.

3. Other

- Trash and recycle containers stored in street view during other than trash pickup days
- Non operational or unregistered vehicles parked on the street or in driveways.
- Vehicles parked on landscaped common areas
- Vehicles parked so as to impede the flow of traffic
- Other: _____

May 2012

Dear Directors, Presidents and EOC Officers,

As summer is here and the Master Board won't meet as a whole, until September, I would like to toss a few thoughts out to all you hard working people!

First of all, thank you for taking the time to attend the monthly Board of Directors meetings and to get all the information out to your residents. Communication is so important in a neighborhood this size and we want our residents to know what is going on and to have input - so thank you for all the extra time and effort you have put forth in achieving this!

We as a Board of Directors have been faced with many challenges this year with positive outcomes:

1. Our first challenge was getting enough people to serve on the Executive Committee. As this didn't happen the decision was made to hire a Property Management Co. After several companies were interviewed the committee made their recommendation to the Board of Directors and Expert HOA Management was hired. The transition has gone extremely smooth due to the involvement of former EOC Secretary Darlene Jerome and former EOC Treasurer Nancy Berglind.

2. We are a neighborhood in transition, as many original owners are leaving us in one way or another and numerous homes are being foreclosed. This has brought about some creative (legal) ways for the local associations to maintain their neighborhoods and their cash flow. A job well done by all the local association boards.

3. Communication in the area of creating a more neighborly neighborhood has been addressed. Our new web site is certainly a fine example of being user friendly and informative to anyone interested in Dorado. Thanks to Bob Nordemeyer and Darlene Jerome for all their time and vision in putting together an incredible site for residents, prospective residents and real estate agents. Thanks also to the individual associations for posting their documents and news on their individual pages. Let's get the word out to everyone that Dorado has joined the 21st Century!

4. As our neighborhood ages, maintenance issues seem to be on the rise. Issues concerning electrical, watering, and stucco repair of signs have been addressed. Electrical signs at each entrance are working well and the timers will be periodically reset as needed. New landscaping tubing is being installed in order to add trees and plants to cover the view of the "graffiti wall" west of the west entrance. The stucco signs at both entrances have been repaired and painted along with the Dorado logo. Thanks to Scott Adams for reviving the Dorado logos!

5. Updating the look of Dorado. A new desert corner has been landscaped on the west entrance thanks to donations from residents and monetary support from the golf course. A big thanks goes out to Jane Herron for her work in contacting and convincing HSL properties that the tennis courts and wash area need to be cleaned up and maintained. Also for getting the big black pile moved from the west entrance. Wow! What a difference!

6. Block 60 has recently painted their area of the white wall along Speedway and Mike Memmer painted the golf course wall along Speedway and the white wall inside the west entrance. Thank you Block 60 and Mike as the walls look great!

7. Graffiti has again become a challenge in the last couple of months. Thanks to Bruce for the paint overs. We now have a plan to put in more bushes and trees to cover the blank wall area. Thanks to Lynda Hubar and Darlene Jerome for each donating large trees that won't look like sticks! Also thanks to Toni Olms for her research on plants that will withstand heat, cold and critters.

8. The Master roads have been swept along with new striping on the five golf cart crossings and twelve speed humps. The roads committee will be having some curb issues repaired in preparation for the resurfacing some time in 2013.

9. Architectural review committee with the help of Association Directors are establishing a working relationship in taking care of any issues the local associations may have. More and more constraints are being imposed by the AZ Legislature so the committee is trying to establish the being a good neighbor theme of taking care of your property. Thank you Cindy Schiesel for heading up this sensitive committee.

10. Speedway medians were cleaned up by Eastside City Hall. The Community Clean Up Day sponsored by Councilman Cunningham had 8 incredibly hard working Dorado residents cleaning up the west and east entrance areas, Rose Hill wash, wash behind the strip mall and almost all the area along Kolb Road. Thank you to Mary Ann Dunn, Theresa Green, Linda Hitt, Brenda O'Mara, Vicki Trask, Amanda Williams, Scott Adams, and Ray Tritz

Thanks to everyone for all the positive work you have contributed so far this year. Have a great summer and once in a while think about our neighborly neighborhood Dorado Country Club Estates (the little oasis in the middle of Tucson).

Budget, Landscaping and Roads committees will be meeting during the summer, so be ready for their reports in September!

Linda Hitt
President
Dorado Master HOA