

**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: November 20, 2013

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

OFFICERS

President	Linda Hitt	Present
1 st Vice President	Vacant	
2 nd Vice President	Kathy Bayer	Present
Secretary	Lynda Hubar	Present
Treasurer	Jane Herron	Present
Management	Carmine Carriero	Present

DIRECTORS

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

PRESIDENTS

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

* Represented by Alternate Tom Gardner

** Represented by William Bauer

*** Represented by Toni Olms

**** Represented by Alternate Cindy Schiesel

XX Represented by Alternate Dick Sexton

Guests present: Darlene Jerome (Block 5)

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

QUORUM WAS PRESENT.

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

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

There were four extra bills this month, some new concrete curbing for \$1,600, roads swept for \$525, roads striped for a partial payment of \$1,000 and the deposit on the crack seal, sealcoat job to be done in January for \$4,400

To date our income is \$55,216.77 and expenditures totaled \$42,759.04

Total assets \$81,603.08

Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ Met to discuss and assemble the agenda for the December Master Meeting, the Officers for 2014 and the performance of the Management Company...

COMMITTEE REPORTS:

BUDGET: Motion to vote on the 2014 budget was seconded and all were in favor.

COMMUNICATION & WEBSITE:

With the Annual Meetings and changes in Board members please remember to furnish that information to Darlene so the Web-page may be updated.

LAND USE: AKA Design Review Board: Darlene Jerome

UPDATES ON MISC ITEMS:

Eglin & Bresler **Architects** have been chosen as the architect for the project. Evan Eglin was the architect for the Embassy Suites at Sunrise and Campbell and has been doing the initial scope drawings for the project.

Rick **Engineering** will be the engineering company.

A **tentative schedule** based on our smartest Ouija Board and discussions with everyone for the beginning of the project is below.

- | | |
|-------|--|
| Jan | Discussions on Rose Hill Wash will start in January between HLS, the DRC and the City on how the wash can be cleaned up and landscaped. Since this is a protected wash, the city must approve all work, changes, etc. Linda Hitt and Jane Herron will represent the DRC in meetings with the City of Tucson on the wash. |
| April | Prepare the area for the temporary clubhouse, cart storage, etc. by taking out some of the tennis courts closest to Speedway and preparing the site for the trailers, etc. |
| May | Move the existing golf course operations into the temporary clubhouse. |
| June | Demolish the existing clubhouse, restaurant, the remaining tennis courts, abandoned pool, etc. After the structures are down, the areas will have to be graded, debris hauled away and rock put in on some areas. The demo cannot begin until the temporary facilities are functioning property. |
| July | Start work on the golf course changes. |
| Oct | Golf course “grow-in” should be completed and the remodeled course ready to go. |
| Nov | Start hotel construction although Oct is a possibility. |

GOLF COURSE:

Jon Gardner, the consultant for the golf course, was in Tucson on Dec 10th and 11th. He played the course, walked many of the holes and along the wash, met with golf course personnel and the architect. Darlene and Linda, from the DRC, met with Jon and HSL on Tuesday to hear his suggestions on how to make the changes to the course, set up temporary structures and how to keep the course open during the construction phase of the project. Below are some comments and recommendations:

“The course is unique in the world of today’s golf. It wasn’t built for the professional golfers but is important in that it allows people to play later in life and for new players to learn on. It is a good course but needs some work around the edges and with landscaping.”

Along with providing guidance on the construction part of the course, Jon will also provide a long term plan for improving the course including irrigation line placement, planting of new trees, etc.

Hole Changes:

The work on the holes will be done in the summer when the number of players is the lowest.

1st Hole: Will be as originally planned with the T-Box moving to the north side of the wash.

9th Hole: The T-Box will be moved back so the length won’t change much.

10th Hole: Will place the new T-Box as close as possible to the existing but it will still be shortened and become a tough Par 3 due to the green placement and trees before the green. A safety fence will not initially be placed on the east side of the fairway to protect cars in the lot. There will be trees between the fairway and the parking area which may be adequate along with the low wall that will be in the area for car light blockage.

Temporary tees for these holes will be necessary during the course construction which will temporarily shorten the holes. The changing of the holes will take about a month and then 2-3 months for the grass to grow in completely and the course to be officially “reopened”.

Temporary facilities: Tentative plans are to have a single wide trailer that will house the “operations” for check-in, sales, etc. Another trailer will be Portable Restroom Trailers that are plumbed, the toilets flush, has sinks, etc. A third small trailer will be for food, beverages, etc. A structure with a roof and fence around the sides will be built golf cart storage and charging of the cart batteries. Tentative locations for the temporary structures are: The clubhouse and golf cart storage will be just north of Speedway where tennis courts are currently. The restrooms and food trailers will be located closer to the 1st Tee. A roped walkway will be set up along the east side of the existing tennis courts between the temporary clubhouse and the 1st tee area.

Unfortunately Darlene will be moving the beginning of February, January’s meeting will be her last. We wish her well and thank her for all the work she has been a part of. We will all miss her.

LANDSCAPE:

- The east side irrigation has three bids submitted. The Board has agreed to award the job to Fred Shepard
- Replanting is halted at the East Entrance due to the plantings being stolen and the Javelina’s having them for lunch.
- All light bulbs at the East Entrance were changed to LED
- Master needs a resident volunteer to raise and lower the flags.

ROADS:

- The Master road striping has been finished except for three side streets.
- Crack and Curb Sealing will be completed in January.

UNFINISHED BUSINESS:

NONE

NEW BUSINESS:

- The Budget has passed by unanimous vote.
- The 2014 Officers of the Master Board will be Linda Hitt President, Kathy Bayer 1st VP, Jane Herron Secretary, and Jan Sleeper Treasurer. At the Annual Meeting nominations from the floor will be accepted.
- Motion and second to continue Holiday Gifts to Linda from USPO and Coyote Brothers Landscape; all were in favor.

NEXT MEETING: January 15, 2014 6:30 p.m. at the Northeast Ward 2 Council Offices. The Annual meeting will be prior to the regular meeting.

ADJOURNMENT: MOTION: To adjourn the meeting at 7:25 p.m. was approved by unanimous consent.