

**DORADO 4 BOARD OF DIRECTOR'S MEETING
DECEMBER 4, 2010**

The meeting was called to order at 10:03 by President Joe Wilkinson. Those in attendance were Joe Wilkinson, Sue Siegel, Dan Stringham, Ken Betzen, Sue Schaefer, Don Woodward, Jeff Trask, Jane Glasser and Property Manager, Betty Carpenter.

A review of the minutes of November 6th, motion made by Ken Betzen to approve the minutes as mailed, seconded by Don Woodward, Motion carried.

Dan Stringham, treasurer, reported that everything was in order with a balance in the operating account of \$421.80 and the reserve account of \$8,323.52 for a total of \$8,745.32. One homeowner is 30 days past due on association fees. Don Woodward made a motion to approve the financial statement as presented, seconded by Jeff Trask, motion carried.

Property Managers report, Betty Carpenter gave each board member an up-dated homeowner packet which, in the future, will be forwarded to all new homeowners. She also reported that the notice to all homeowners had gone out requesting if anyone would like to have their name placed on the ballot to serve on the board for the year 2011. To date she has received a call from Kathryn Lynd. She reminded the current board members who wanted their names placed on the ballot to send a short paragraph about themselves and why they wished to serve on the board.

Jeff Trask addressed the issue of painting the utility boxes and what color they would like to have them painted. Dan Stringham, Sue Siegel, Jeff Trask and Jane Glasser volunteered to help paint the boxes and Sue Siegel will purchase the paint. They will paint all of the boxes and have this completed sometime after Christmas.

Ken Bentzen reported that he received two quotes to cover the fascia with aluminum on the ramada, pool house and one beam. The companies that bid were Troop's and Western and both bid \$700.00 to complete the job. Ken Betzen specified that before signing a contract that we know that they are bonded and insured. Don Woodward made a motion to contract Troop's Aluminum to start the job once the insurance has been validated. Seconded by Dan Stringham, motion carried.

Ken also reported on the continuing issue with the pool and spa float. He indicated that Economy Pools feels some responsibility and will get a proposal to Ken to complete the job satisfactorily.

The Board thanked Ken Betzen for installing the shelves in the pool equipment room. This is a great improvement for our storage needs.

The Landscape Committee will get together to compile specifications for installation of a up-graded irrigation system, i.e. how many plants in each yard, how many additional plants and

which homeowners might want to go back on to the system that have gone off. The Committee will bring the report to the board after the 1st of the year.

Bill Ismay wanted clarification on the replacement of light bulbs throughout the community, color verses clear. It was agreed that in the future all clear bulbs will be used.

The Board approved the 2011 budget as presented and will discuss at the annual meeting in February. The increase in the Master Association dues will be absorbed in the budget and board members agreed that they would rather have a special assessment for out of the ordinary expenses rather than a dues increase. Jeff Trask made a motion to accept the budget, seconded by Don Woodward, motion carried unanimously.

Next meeting, January 8, 2011, 10 AM at the swimming pool. Sue Schaefer offered her home in the event of inclement weather for the next board meeting and annual meeting.

Respectfully submitted,
Betty Carpenter, Property Manager for
Sue Siegel, Secretary