

**DORADO 4 HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
Saturday, November 5, 2016, 10:00 a.m.
Meeting @ The Pool**

The Board of Director's meeting was called to order by Joe Wilkinson at 10:08 a.m. Members present were Joe Wilkinson, Jane Glasser, Sue Shaefer, Ken Betzen, Don Woodward and Eric Struse, Property Manager.

Absent was Dan Stringham and Jane Glasser.

Call to the Audience

None.

Approval of meeting minutes:

Don Woodward motioned to approve the September 10th meeting minutes as submitted, Ken Betzen seconded the motion and the motion carried.

Treasurers' Report:

Due to the absence of Dan Stringham the HOA Treasurer Eric Struse reported that at the end of October 2016 the HOA had the following:

Operating Account	\$14.39
<u>Reserve Account</u>	<u>\$9,155.340</u>
Total Cash	\$9,169.73
Prepaid Dues	\$1,955.00
Members Equity	\$7,214.73

\$1,100.00 had to be moved from the reserve account to the operating account in order to pay all the bills for October 2016, this is due to delinquencies of \$1,090.00. Currently the association is \$4,196.18 over budget due to the landscape rock that has been done in the community and was not in the original budget for 2016. As well as the water leak issue but we did recover \$504.65 from Tucson Water. Additionally the 3rd quarter dues to the master association where also paid in January. This is due to the fact that the current management company has not been sending out invoices but the Master has now said that it will bill out dues quarterly starting in 2017 with a \$15.00 increase per house in each community, total master association dues for 2017 are \$2,990.00

Committee Reports:

Joe Wilkinson reported that the Master Association has gone to quarterly billing

beginning in January 2017 and briefly discussed their finances.

Old Business:

Tree to be removed @ 6579 E. Via Cavalier - \$300.00 The vines have already been removed. Don Woodward motioned to approve the tree removal expense, Ken Betzen seconded the motion and the motion carried.

Pima County Health Inspector need to install flow meters at a cost of \$345.00. Sue Shaefer motioned to approve the expense, Don Woodward seconded the motion and the motion carried.

The decorative gravel bid was discussed and it was decided that we will start with the area in the Northwest corner by the Russo's area #2 on the color coded map. Eric will check with Coyote Bros and see if it can be done by the end of the year. Ken Betzen motioned to approve the work, Don Woodward seconded and the motion carried.

Joe Wilkinson has completed the pool patches that needed to be done and the pool is now closed for the season.

New Business:

Ken Betzen requested that the Coyote Bros trim back the oleanders from his back fence so that he can paint it, Eric will check in with them. Eric will check into getting a different type of timer for the spa, push button maybe for the next swimming season.

Eric was asked to have someone take a look at the pothole starting to form in front of the pool area and get an estimate to repair, consult with Ken Betzen.

Eric was asked to include a thank you note in the next statement mailing to Mike for getting all of the association lighting needs taken care of. Ken Betzen asked if we are using LED lights because they last longer.

The Annual Meeting is set for Sunday, January 15, 2017. Eric will send out the necessary paperwork to the membership.

Next Meeting, Saturday, December 3, 2016, 10:00 a.m. at the pool to discuss the agenda for the Annual Meeting.

Don Woodward motioned to adjourn the meeting, Ken Betzen seconded and the motion was carried. Adjourned at 11:11 a.m.

Respectfully submitted by Eric Struse, Property Manager