

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

The Board of Director's meeting was called to order by Joe Wilkinson at 10:02 a.m. Members present were Joe Wilkinson, Jane Glasser, Sue Shaefer, Ken Betzen also present was Eric Struse, Property Manager, homeowners Jeff Trask, Dennis Huff, Tony Russo & Bob & Linda Long. Absent was Don Woodward and Dan Stringham.

Call to the Audience

Tony Russo voiced his concern regarding the landscapers turning off the water supply in the back of the homes along the golf course. Ken Betzen noted that it had been turned off behind his unit as well. Eric Struse will talk with the Coyote Brothers to find out when/how this happened.

Jeff Trask asked that the community be provided with the monthly financials in the monthly mailing. Jane Glasser made a motion to provide this information in the monthly mailings and Sue Shaefer seconded the motion and the motion carried. Eric Struse will make sure that they are mailed out with the monthly statements.

Approval of the special meeting minutes:

Sue Shaefer mentioned that there was no note of the \$250.00 limit for any work done at the HOA and that anything over that limit needed to be put in front of the Board. Eric noted that this was in the contract for management already. Jane Glasser motioned to approve the minutes as submitted, Ken Betzen seconded the motion and the motion passed. Sue Shaefer inquired about when the \$750 additional landscaping bill was approved, Eric will provide that information at the next meeting.

Treasurers' Report:

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

Operating Account	\$174.32
Reserve Account	<u>\$9,997.00</u>
Total Cash	\$10,171.32
Prepaid Dues	\$2,760.00
Members Equity	\$7,411.32

Over all the association looks good with their financials except under the water/sewer expense. There was a water leak on the property that has been repaired. Eric Struse is

working with Tucson Water for a reimbursement after the repair.

Committee Reports:

There was no report regarding the Master Association as they won't meet until September 12, 2016.

Ken Betzen noted that there was some type of rodent infestation by a palm tree in the common area. Eric will get information on pest control and cost.

General discussion about the productivity of the Coyote Bros. It was determined that Dan, Joe, Mike, Jeff and Eric will meet with them and review the service. Need to talk with them regarding the water being turned off behind the homes along the golf course. Need one tree by Ken Betzen, One tree by Sue Siegel and follow up on tree @ Jane Glassers.

Joe Wilkinson noted that he had misplaced his white marbel dust for repairing/patching of the pool plaster. He will find it and complete the repair.

New Business:

Discussed the pool mens bathroom and replacing the panels, need to pull off the panels and treat for termites before replacement. Need the termite treatment to use the long lasting chemicals.

Eric talked about The Property Management Group upgrading their accounting system, coming in the future.

Next Meeting, November 5, 10:00 a.m. at the pool.

Sue Shaefer motioned to adjourn the meeting, Ken Betzen seconded and the motion was carried. Adjourned at 11:09 a.m.