

**Association 2, Block 3 Dorado Country Estates HOA
November 13, 2016
Meeting Minutes**

Call to Order: The HOA Board of Directors meeting was called to order at 11:00 a.m. by President Susan Knowles.

- Members present: Patricia Sainz, Pat Levitsis, Nadia Kronfli, Eilene Johnson, John Kelly and Jeff Brammer by phone.
- Also present: Eric Struse, HOA Manager, The Property Management Group
- Homeowners: Jay & Penny Wilkes

Approval of Minutes: Pat Levitsis made a motion to approve the October 27, 2016 meeting minutes as submitted, Patricia Sainz seconded and the motion carried.

HOA Manager: Eric Struse reported that the issue of determining who owned a tree located next to their home had been researched and that the tree was the property owners, not the Master Association. The homeowner has not decided on what to do with the tree at this point. Susan Knowles reported that she had closed the Chase Bank accounts and moved the reserve "Pot of Gold" account over to Compass Bank which took about four hours. Eric and Susan explained the difficulties of dealing with the bank account issues with Expert HOA. Eric discussed the current insurance policies that are held by the Association and noted that there are currently two policies in effect and asked the Board if they knew why this was so. He will look into the insurance issue further and report back at the next meeting.

Reports

Financial Report: Nadia Kronfli asked a few questions regarding the October 2016 financials and asked Eric to add the Accounts Receivable (Delinquencies) to the balance sheet. She will be meeting with Eric in his office to go over the reports that are supplied to the Association.

The Proposed 2017 Budget was presented to the Board of Directors and was discussed. Recommended changes will be made to the Budget as well as finding out the exact cost of the insurance policies.

The homeowner dues statements for January 2016 will be mailed at the end of November so that all homeowners have plenty of notice.

Pool area: Eric Struse was asked to obtain a bid for cleaning of the pool area & restrooms once a month, he indicated that he has someone he can ask for a bid. The spa heater is currently not on. Eric reported that Pima County Health Department performed their bi-annual inspection of the pool and noted that the pool and spa equipment did not have flow meters installed which is required by code. He presented a bid to the Board from E-Konomy Pools to install flow meters at a cost of \$345.00. Pat Levitsis made a motion to approve the bid, Nadia Kronfli seconded the motion and the motion carried.

Landscaping: The common areas coming into the pool area have weeds and need to be addressed by the Coyote Brothers. Additionally the four olive trees in the pool area need to be trimmed and Eric reported that he had someone that could do so for approximately \$60-\$80 per tree, he will obtain official bids for this work.

Resident Requests: Mike Gould submitted a landscaping request for the front of their unit which the Board of Directors discussed. Nadia Kronfli made a motion to approve the request, Eileen Johnson seconded the request and the motion carried.

Annual Meeting: Ballots for the Annual Board Meeting will be mailed on November 7, 2016. The Annual meeting will be held on December 4th at 12:00 noon at the pool ramada.

2017 Projects: The HOA Board will review and update CC&Rs in 2017.

Maintenance List – To Do:

Olive trees need trimming – Eric is currently getting bids for this work to be performed in November
Spa is heating, but not turned on.

Repair as needed before swim season Spring (Feb 2017 – March 2017).

The pool coping blocks are going to need repair. Consider getting that done before next swim season (if reserve funds are adequate).

Asphalt in all walkways need attention.

Remaining 2016 HOA Meeting Schedule:

Annual meeting December 4, 2016 at 12:00 (noon) at the pool ramada

Adjourn 12:48 p.m.

Respectfully submitted by Eric Struse