

DORADO 4 HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 19, 2014

The Board of Director's meeting was called to order at 10:00 AM by Joe Wikinson, President. Those in attendance were Joe Wilkinson, Don Woodward, Sue Schaefer, Dan Stringham, Jane Glasser and Ken Betzen. Also present was Betty Carpenter, Property Manager.

As there were no corrections to the minutes, Sue Schaefer moved to approve the minutes as presented, seconded by Don Woodward, motion carried.

The February, March & April financial reports were reviewed and Dan Stringham indicated everything was in order. Currently there is \$8806.58 in the reserve account and \$2763.95 in the operating account with no outstanding payables. Not having reached our goal for future expenses, at this time the dues will remain the same. Joe Wilkenson asked if the association was obliged to reduce the association fees due to previous commitments. A reduction in dues was never a committment, however, when the reserve account is financially healthy a reduction would be discussed.

MASTER ASSOCIATION: Jane Glasser indicated the road project was not discussed at the last master association meeting and nothing would be done this year. The hotel continues to move forward with their plans and the master association is obligated to sell the parcels on the west and east side of the entrance to HSL. The entrance arches are to be torn down sometime after May 1st. Three homeless camps are occupying the Rose Hill wash and the master association is trying to get that cleaned up. Ken Betzen asked if the wash to the east of his unit was going to be cleaned up as his main concern is stabilizing the bank. Every time it rains a portion of the bank deteriorates and the roads are being undermined. The Kolb Road project is still a go, just don't know when.

OLD BUSINESS: Since Russo's improvement of pavers for his driveway and extended as a walkway to the front door they have been parking in their front yard. Evidently they have built cabinets at the west end of the garage which does not allow room for two vehicles. Ken Betzen reminded the Board that we do not have off street parking and their unit, being on a curve, could be dangerous. Dan Stringham felt that if the Board ignored parking in the front yard, this could set a precedent and should be dealt with now. Parking was never mentioned in Russo's request for the pavers. Beryl will measure the driveway and the truck to see if there is room on the apron to park the truck. Board will decide the best alternative for this issue. If the truck fits on the driveway, Betty will ask if they can park on the apron. This will be discussed at the September Board meeting.

NEW BUSINESS: Sue Siegel asked if we could ask Coyote Brothers to give us a proposal to replace decomposed granite where it is sparse. Betty is also to notify Fitzpatrick's that the

Italian Cypress west of their unit is dying a slow death and is an eye-sore. The Board would like to have it removed at no cost to them. There are three stumps in the area, one bush in front of 6573 Via Cavalier, large stump west of the pool and the Cypruss that will be removed. Betty will get a price to grind the stumps and trim the tree at 6579 E. Via Cavalier.

Kathryn Lynd's contractor requested her back wrought iron fence be reduced in height to about five feet. The Board asked that she present a drawing for board approval.

Mike Bridgeman graciously accepted to take over Stanna Ismay's job of making sure the light bulbs were replaced when burnt out. Betty will place a note in the next statements asking if someone would like to step forward and take over Stanna's job of maintaining the bathrooms and cleaning the pool furniture twice a month in the summer and monthly when the pool is closed.

Betty Carpenter will purchase a new waste basket for the pool area and have the umbrellas removed. The umbrella stands will be placed in the equipment room. Don Woodward stated that he went to the pool for the first time in years and there were thirteen children and three adults having a pizza party. This was not a concern as it does not happen often. Keep an eye on this for future discussion.

Ken Betzen asked if there were any restrictions on solar equipment on the roof and was assured the state statutes for community associations does not allow HOA's to restrict solar panels.

Betty Carpenter asked if everyone was aware of Jeff Trask's resignation from the Board of Directors. Now that Jeff and Viki are back in Tucson, Joe Wilkinson will ask if he would like to re-consider and continue serving. At this time we do not have a Vice President to run the meetings in the event of Joe Wilkinson's absence. Dan Stringham agreed to chair the meetings when needed.

Betty Carpenter advised the Board that she will be giving up the management of her accounts and is turning them over to Eric Struse. Betty Carpenter will remain sole owner and will office in her home. If the Board or homeowners have concerns they can always reach Betty by cell or e-mail.

The next Board of Director's meeting will be held on September 13, 2014 at 10 AM

The meeting adjourned at 11:30 AM.