

**DORADO 4 HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
Saturday, May 20, 2017, 10:00 a.m.  
Meeting @ The Pool**

The Board of Director's meeting was called to order by Dan Stringham at 10:03 a.m. Members present were, Jane Glasser, Dan Stringham, Sue Shaefer, Ken Betzen, also present was Eric Struse, Property Manager.

**Call to the Audience**

None

**Approval of meeting minutes:**

Jane Glasser motioned to approve the meeting minutes from February 18, 2017. Sue Shaefer seconded the motion and the motion carried.

**Treasurers' Report:**

Eric Struse reviewed the monthly financials at the end of April 2017 the Operating Account had \$5,761.79 and the Reserve Account had \$9,100.46 for a total of \$14,862.25.

Repairs – Coyote Brothers \$175.00 for irrigation leaks. Southwest Rubberized Roofing \$650.00 for the pool roof repair. At the end of April 2017 the Association was \$2,207.85 UNDER budget.

**Committee Reports:**

Jane Glasser reported on the Master Association. That HSL manager has approved dogs on the golf course, use your best judgement of timing and clean up after your pets. The Grand Opening will be held on Wednesday, May 24, 2017. There is a new TPD contact to the Master Association.

Landscaping – The irrigation along the fronts of Dorado Blvd need to be checked, don't think enough water is getting to these yards. The common areas are beginning to look bad, need to talk to the landscapers along with the fact that the rocks along the border need to be cleaned up.

Joe Wilkinson had informed Eric toward the end of April that the toilets at the pool were having issues and to have them evaluated. It was found that Chlorine tabs from the pool were being placed in the toilet tanks which was corroding the working parts inside the toiles. The chlorine was removed and new parts were installed. Additionally Joe reported to Eric on 5/16 that the mens toilet room was leaking again, they handyman came back out and it was just a kink in the toilet handle chain. The handyman fixed the issue and did not charge for the visit.

It was again noted that there was water runoff from the golf course running down the street into Dorado 4, HSL is responsible for this. Dan and Eric will work together to remedy the situation.

**Old Business:**

The ballots for the rental limit restriction and the special assessment were sent out to homeowners at the beginning of April 2017. The results are:

Rental Limit Restriction – 11 Approve and 10 Disapprove (needed 14 approvals to pass) – Failed

Dan Stringham and Eric Struse will work together on the evaluation of trying this limit restriction again gauging the percentages. Ken Betzen suggested some type of “advertising” to the owners in regards to the reasons.

\$500.00 Assessment – 20 Approve and 3 Disapprove (needed 18 approvals to pass) – Passed

Dan Stringham motioned to start the \$500.00 Special Assessment which can be split into two payments due beginning July 1, 2017 with the second payment due on October 1, 2017. Will need to make a sub account under the Reserve Account for the Special Assessment.

### **New Business:**

The Management contract with The Property Management Group is up for renewal. Eric Struse presented the contract to the Board of Directors with no increase in the cost for management. Dan Stringham motioned to accept the renewal, Ken Betzen seconded the motion and the motion passed.

New homeowner Jim Fagan (6605 E. Via Cavalier) approached Dan Stringham and Eric regarding his thoughts and ideas on the cleanup of the red brick area next to the Russos (6567 E. Via Cavalier). He had done some research figuring out how the task could be completed and came up with a plan to implement and save the Association money, however the contractor that he worked with does not have the required insurance to perform work at Dorado 4 so this is not an option.

Mr. Fagan also came up with a plan to possibly save money on the heating of the pool and spa. He proposes a piping solar system to be installed on the top of the pool house roof. The costs he has worked up do not include the cost for a contractor to install it is parts only. The Board directed Eric Struse to get an official quote to do this type of project.

Discussion of the parking situation. Remind homeowners to be thoughtful of their neighbors and not park behind their driveways?

The next Board of Directors meeting will be held on September 23<sup>rd</sup>, 2017 at 10:00 am at the pool.

Jane Glasser motioned to adjourn the meeting, Ken Betzen seconded and the motion was carried. Adjourned at 10:50 a.m.