

**Dorado Country Club Estates Master Association
Board of Directors Meeting
Northeast Ward 2 Council Office
7575 E Speedway Blvd
Tucson, AZ 85710
www.doradohoa.com**

DATE: DECEMBER 19, 2012

CALL TO ORDER: Linda Hitt called the meeting to order at 6:30 p.m.

OFFICERS

President	Linda Hitt	Present
1 st Vice President	VACANT	
2 nd Vice President	Toni Olms	Present
Secretary	Lynda Hubar	Present
Treasurer	Jane Herron	Present
Management	Carmine Carriero	Present
Management	Stacey Palma	Present

DIRECTORS

Village A (1 & 16)	Jan Sleeper	Present
Assoc 2 (6, 7, 18, 19, 40)	Gary Haun	Present
Assoc 3 (8, 11, 32)	Robin Pittman	Present
Block 3	Patrick Conlon*	Absent
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Sue Ross	Present
Block 14	Jane Herron	Present
Block 17	Jack Geary	Absent
Block 50	Joe Kamrowski**	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Absent

PRESIDENTS

Lora McCormick	Absent
Gary Haun	Present
Mary Ann Winn	Present
Patrick Conlon	Absent
Joe Wilkinson	Present
Rodolfo Apodaca	Absent
Jim Clemensen	Present
Jane Herron	Present
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Ted Goodridge	Absent
Rosemary Ferrell	Absent

* Represented by Kristen Larsen ** Represented by Kathy Robbins Alternate

Guests present: Nancy Berglind (Block 1), Pete Kathy & Bruce Garrett (Block # 5), Diane Nocella (Block 60), Connie Siepker (Assoc 3), Jeff & Vicki Trask (Block 4), Darlene Jerome (Block 5), and Kathy Bayer (Assoc 3)

Introductions of the three new directors, Kris Larsen of Block 3, Robin Pittman of Association 3, and Jack Geary of Block 17.

MINUTES TAKEN BY: Carmine Carriero Jr., CAAM (Management)

QUORUM WAS PRESENT.

APPROVAL OF MINUTES: Lynda Hubar moved and Toni Olms seconded to approve the minutes of the November 2012 meeting and it was approved by unanimous consent.

GUEST PRESENTATION: Jeff Trask from Block 4 introduced Butch Hite owner of Hite Security. Hite was the second and the last Security Company to give a presentation before a decision would be rendered about hiring security for the entire DCCE. Both companies have similar procedures and would provide the same services with the only difference being Hite's guards are unarmed.

TREASURER'S REPORT: Stacey from Management presented the Treasurer's Report.

❖ In November there was a high water bill caused by vandalism. Landscapers had been seen turning on a valve and it was left running for a couple of days. The normal bill is approx \$150.00 and the bill received was

\$670.00. Management will check with Leak Credit Program from Tucson Water to see if we can get a credit for some of those costs.

- ❖ Coyote Brothers covered all open valves so they would not be visible and tempting for vandals.
- ❖ Extra expenses occurred to plant flowers at the East Entrance, irrigation repairs, tent cards and office supplies.
- ❖ Total assets to November 30, 2012 \$74,006.59

MOTION: To accept Treasurer's Report was approved by unanimous consent.

EXECUTIVE COMMITTEE:

- ❖ Meeting was held on December 3, 2012, paper ballots were discussed and decided upon to be used in voting.
- ❖ All curbing concrete repairs have been completed.
- ❖ Volunteers are needed for the Roads committee—Crack seal coat for the roads in 2013

COMMITTEE REPORTS:

BUDGET: A vote will be taken during New Business to approve the Budget

COMMUNICATION & WEBSITE:

- ❖ Darlene reported that the 20% discount cards to the Radisson are available.
- ❖ Darlene would be available to any Association's Annual Meeting to give a presentation on the HSL project
- ❖ All Associations are asked to keep Darlene abreast of Director changes so it could be changed on the web site.
- ❖ There was a meeting of the EOC and four members of the HSL project with Paul Cunningham in attendance. Discussed was the change in Architect for this project, it's the same one who did the Embassy Suites at Campbell and Skyline. The drawings are almost complete and will be ready to present the first draft.
- ❖ January 10, 2013 two Town Hall meetings will be held at East Side City Hall, one at 2PM and one at 6:30 PM to discuss the project and show preliminary drawings. Dorado owners will be asked for inclusions and exclusions for the later date to be built Strip Mall. Letters of this meeting will be sent to all Dorado residents.
- ❖ The PAD zoning will remain in force even if the property is sold at a later time.
- ❖ All of the info on the HSL project will be available on the website.

LANDSCAPE: No Report

ROADS: No Report

UNFINISHED BUSINESS:

- ❖ A "Summery Of Incidents" report (SEE ATTACHED) was handed out to all present of the incidents that have occurred in Dorado. There was still much uncertainty about hiring security. A motion was made to table until March, seconded and all were in favor.

NEW BUSINESS:

- ❖ Paper ballots were handed out for a vote on giving "Holiday Gifts" to Linda the Mail-Lady and Coyote Brothers Landscaping. Management tabulated and a unanimous yes vote was received. Motion passed.
- ❖ Paper ballots were handed out for a vote on the "2013 Budget". Management tabulated and a unanimous yes vote was received. Budget was passed for 2013.
- ❖ Mary Ann Winn of Association # 3 introduced Kathy Bayer and recommended her for the Vice-Presidents' position. Vicki Trask of Block 4 was also recommended for the Vice-Presidents position. Both names will be placed on the ballot for next months Annual Meeting.
- ❖ It was with great regret that Toni Olms has decided to step down as Second Vice-President

NEXT MEETING: January 16, 2013 6:30 p.m. at the Northeast Ward 2 Council Offices

ADJOURNMENT: MOTION: To adjourn the meeting at 7:40 p.m. was approved by unanimous consent.

Security Incidents in Dorado – Summer & Fall of 2012

- 1) July 18, 2012: A neighbor reported seeing a stranger lurking under the trees outside the pool area at approximately 12:30 am. The man ran off through the arroyo and onto the golf course going east.
- 2) July 26-August 12, 2012 Blocks 9 & 10: 6 separate incidents when someone climbed over the wall into the pool area. There was no damage done, but beer bottles were left behind and chairs were moved.
- 3) August 14, 2012: Discovered empty carton for beer bottles, empty bottles and receipt from Circle K dated the previous night.
- 4) August 22, 2012: Intruder confronted inside enclosed pool area and told to leave or face arrest. Young man, early 20s, light-skinned, dark hair, well dressed, polite.
- 5) End of July – Village A: I've just learned of an incident that should give us all a cause for concern. One of our neighbors found someone unknown to them ringing their door bell around 9:00 PM last night. This door bell is located at the front gate of their enclosed court yard, not at the front door. The person ringing the door bell was kneeling at their front gate and asking for help. Wisely our neighbor did not approach this woman, but asked if she wanted her to call 911 for help; the woman then immediately ran off.
- 6) November, Village A: Golf clubs stolen.
- 7) Association 2: Numerous incidents in their pool area at night including damage in the bathrooms. Sand thrown in pool which caused major damage to the pump.
- 8) Block 14: Numerous instances of after-hours pool visitors involving alcohol, both of age and underage. Some were residents and some were not. Dozens of reports of cars parking on the streets at night (not allowed in Block 14) and garage doors and gates left open. The open garage doors was a problem since that could provide easy access to the house and to anything in the garage.
- 9) Nov 12, 2012 Block 5: At around 9:30 p.m. a lady rang the doorbell and asked to come in to use the phone saying her car ran out of gas. She left after being denied access.
- 10) Summer: Resident spotted a couple casing Dorado that had been on the news and was wanted to pistol whipping an 85 year old man in another eastside Tucson area. The man was later found in Phoenix -involved in a shootout with police and he was killed.
- 11) Summer in Village A: Golf clubs stolen out of the garage while the door was open for a few minutes.
- 12) During the summer in Block 60: Transients came into the pool several times and used the bathrooms (leaving them a mess) and bathed in the hot tub and pool.

DORADO COUNTRY CLUB ESTATES MASTER ASSOCIATION

Board of Director's Meeting

Eastside City Hall

Dec 19, 2012

6:30 pm

AGENDA

1. Call to Order
 - A. Introductions/welcome
 - B. Determination of a Quorum
2. Approval of Minutes
3. Treasurer's Report Stacey
4. Executive Committee Report Linda Hitt
5. Committee Reports
 - A. Budget (see New Business) Cindy Schiesel
 - B. Communication Darlene Jerome
 - C. Land Use (HSL Dorado Development) Darlene Jerome
 - D. Landscape Lynda Hubar
 - E. Roads Linda Hitt
6. Unfinished Business
 - A. Security in Dorado Linda Hitt & Carmine
7. New Business
 - A. Christmas Gift Approval Linda Hitt
 - i. Mail & landscaping
 - B. Vote on 2013 Budget Linda Hitt
8. Confirm Date for Next Meeting: Jan 16, 2013
9. Adjourn Meeting