

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

DATE: February 19, 2014

CALL TO ORDER: President Linda Hitt called the meeting to order at 6:30 PM

OFFICIERS

President	Linda Hitt	Present
1 st Vice President	Kathy Bayer	Present
2 nd Vice President	Lora McCormick	Present
Secretary	Jane Herron	Present
Treasurer	Jan Sleeper	Present
Management	Carmine Carriero	Present

DIRECTORS

Village A (1 & 16)	Jan Sleeper	Present
Assoc 2 (6, 7, 18, 19, 40)	Sue Teaney	Present
Assoc 3 (8, 11, 32)	Connie Siepker**	Absent
Block 3	Kris Larsen	Absent
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Cindy Schiesel	Absent
Block 14	Jane Herron	Present
Block 17	Jack Geary	Absent
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

PRESIDENTS

Lora McCormick	Present
Pat Giordano	Absent
Mary Ann Winn	Absent
Patrick Conlon	Absent
Joe Wilkinson	Absent
Julie Lopez	Present
Jim Clemensen	Present
Jane Herron	Present
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Ron Ray	Absent
Rosemary Ferrell	Absent

** Represented by William Bauer

Guests present: NONE

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

QUORUM WAS PRESENT.

BLOCK 60 PRESENTATION:

Theresa Green said that they pay into the Master and get the least in return. She continued by saying that the Association doesn't have enough funds to maintain the landscaping by the front area and would like help from the Master.

APPROVAL OF MINUTES: January 2014 meeting minutes were motioned to accept, seconded and was approved by unanimous consent.

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

There were two extra bills this month, all involved streets. Work included the final payment for the curb / crack seal for \$8,758.12 and \$1,207.34 for re-striping the roads.

Total in the roads reserve \$45,417.54 and our total assets are \$95,960.26

Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ Met to discuss the Southwest Gas easement. The agreement has been signed. NPL in the process of trenching across the East Entrance if they damage trees, NPL will be responsible. There is an understanding that the Master will not plant trees in the 10 ft. easement.
- ❖ There will be no work done at the East Entrance until NPL has completed their work.
- ❖ Master Association would like all sub-associations to have neighborhood inspections and keep the communities in compliance.

COMMITTEE REPORTS:

AUDIT: Cindy said she has been happy with what she has seen so far

COMMUNICATION & WEBSITE: Cathy Bayer will oversee all the emails for the Master. Reminder that the website is now www.doradohoa.org

LAND USE: AKA Design Review Board: Dick Sexton

Update on Project based on February 3, 2014 HSL/DRC Meeting:

Hilton representative Gregory Francois, VP of Development for Hilton Worldwide came to Tucson earlier this month and met with HSL. He took a trip to HSL's Dove Mountain Apartment Project and was impressed with the quality and "unofficially" stated there should be no problems moving forward. He also liked the preliminary design by Eglin+Bressler Architects. HSL expects to have an approved application in place within 30 days.

An easement has been given from Dorado CC to Southwest Gas to help them in their relocation of their structure on Speedway near the West Entrance to an area further back from Speedway and near the West side of the Rose Hill Wash.

To date, over \$500,000 in contracts have already been signed by HSL Construction Services to keep the project moving forward.

Rose Hill Wash clean up:

Members of the DRC and HSL met with Ernie Duarte, Director of Development for the City of Tucson to walk the wash and work out the basics for a simple plan for clean up of the wash. The first area to be cleaned will be from Speedway north to the edge of Block 14. The plan will be to remove non-native trees and bushes that are impeding the flow from the wash. Any tree branches that extend lower than 8ft., non-native bushes growing in and on the sides of the wash extending 10 to 12 ft. up the sides, all dead debris and trash, and Oleanders along the wash at Speedway will be removed and other screening vegetation will be planted.

Rick Engineering will finalize the wash clean-up plans and present them to the City. Permits will be acquired and work will begin within 60 days if possible.

Demolition of the West Entry House and the Golf Club House will proceed with caution once approval of the detailed plans is given and HSL (Dorado Inc.) has purchased the two west entrance properties from Dorado Master. It has been determined that the Club House contains asbestos so they must tent the Club House and cautiously tear it down and remove all debris according to the appropriate regulations.

It is important to note and remember that the Design Review Committee is not a decision making body but is a Committee of the Master Association Board. All proposals regarding this project from the DRC will be brought to the Master Association Board for approval before any action may be taken. It is very important that all communication regarding this project be between the Master Association and HSL. It will delay progress if this line of communication is not followed.

LANDSCAPE:

- The East entrance has had the rocks placed in the planters, and flowers will be planted shortly that Javelina do not find eatable.
- Pony Tail Privits will be planted at the center planter on the East side along with Valentine shrubs.
- Cactus from “Linda’s corner” will be transferred to the East Entrance planter once the NPL project is finished.

ROADS:

- The Master road crack and curb sealing along with the striping has been completed.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: The Master will look into the maintenance of the Block 60 front wall

NEXT MEETING: March 19, 2014 6:30 p.m. at the Northeast Ward 2 Council Offices.

ADJOURNMENT: MOTION: To adjourn the meeting at 7:25 PM was approved by unanimous consent.