

**DORADO #2 HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
FEBRUARY 27, 2017
@EXPERT HOA MANAGEMENT LLC**

CALL TO ORDER:

Meeting called to order at 1:05 PM by President Tom Gardner.

BOARD MEMBERS PRESENT:

Gary Haun, John Jacobson, Jim Kastella, Sue Teaney, Tom Gardner and Jane Peterson.
Absent was Judy Pelster.

MANAGEMENT:

Representing Management was Carmine Carriero.

QUORUM was PRESENT.

HOMEOWNERS PRESENT:

None

OPEN FORUM:

John Jacobson had presented an architectural request; at the front of the unit, removal of the existing shrubbery and install a dwarf fruit tree of either lemon, apple, or peach; a concrete walkway to the golf course and a five foot wall all of which will be on association common area. The decorative rock will remain.

It was motioned approval pending verification of the CC&R's and / or Rules and Regs. Our attorney Phil Brown will be asked for his legal ruling once Tom Gardner submits questions to Management. In addition a contract will be drafted.

APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held on January 23, 2017 were corrected, motioned for approval, seconded and all were in favor. Dr. Milson was excused as a Director from the Board.

FINANCIAL REPORT:

- ❖ Sue reviewed the January financials, income was \$5,413.04
- ❖ Total checking and saving \$44,824.82
- ❖ Amount in arrears \$11,025.87, paid ahead \$7,190.00
- ❖ Two charges by BBVA Compass, have been removed.
- ❖ The additional \$500.00 was not placed into reserves for January, it will be added with the February transfer.

MASTER ASSOCIATION REPORT:

- ❖ Dogs on the Golf Course still an issue. Dogs are prohibited at any time.
- ❖ The front wall on the west side of the west entrance has been moved out, trees and shrubs have been planted.
- ❖ The Master roadway has been re-stripped.
- ❖ The painting of the front wall has begun.
- ❖ March 16 is the next meeting.

OLD BUSINESS:

- ❖ The East pool resurface from Arizona Pool and Ponds will be completed in the next couple of days.

NEW BUSINESS:

- ❖ John Jacobson investigated having solar installed at the pools. He was told the roof at the ramada would need to be twice the size.
- ❖ Discussion on painting the inside of the bathrooms as a neighborhood work day.
- ❖ Management received a violation from the City to remove debris at the triangular corner where it curves at Paseo Dorado across from Mike Fowler behind the TEP switch box.
- ❖ Expert HOA Management LLC has served the association with a 60 day notice to terminate. Tom Gardner has scheduled a meeting of the Directors for Friday for a plan on moving forward.
- ❖ The next meeting will be Monday March 27, 2017 at the Community Manager's office.

With no further business before the board the meeting was adjourned at 3:00 PM.