

**Dorado Country Club Estates Master Association
Board of Directors Meeting Minutes - Draft
Radisson Suites Tucson
6555 E Speedway Blvd
Tucson, AZ 85710
www.doradohoa.org**

DATE: February 15, 2017

CALL TO ORDER: Meeting was called to order at 6:31 PM

OFFICERS

President	Kathy Bayer	Present
1 st Vice President	Susan Knowles	Present
2 nd Vice President	Trish Cheney	Present
Secretary	Jane Glasser	Present
Treasurer	Sue Teaney	Present
Management	Claudia White	Present

DIRECTORS

Village A (1 & 16)	Jan Sleeper	Present
Assoc 2 (6, 7, 18, 19, 40)	Gary Haun	Present
Assoc 3 (8, 11, 32)	Robyn Pittman	Present
Block 3	Patricia Sainz	Present
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Felix Maguire	Present
Block 14	Trish Cheney	Present
Block 17	Jack Geary	Present
Block 50	Joe Kamrowski	Present
Block 60	Kristina Rustici	Present
Block 70	Frank Morton	Present

PRESIDENTS

Dave O'Hern	Absent
Tom Gardner	Absent
Anne Stericker	Present
Susan Knowles	Present
Joe Wilkinson	Absent
Tom Stauss	Absent
Janet Stephens	Absent
Trisha Ingalls	Absent
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Debbie Peters	Absent
Ed Nordstrom	Absent

GUESTS: Jane Herron, resident of Dorado 14.

MINUTES TAKEN BY: Claudia White, CMCA HBS Management Solutions

QUORUM WAS PRESENT: Twelve Directors were present.

APPROVAL OF MINUTES: Kristina Rustici moved to approve the January 18, 2017 meeting minutes. Lynda Hubar seconded the motion. The motion was approved.

TREASURER'S REPORT:

Sue Teaney reported that all sub-associations paid their January 1, 2017 assessments. Total expenses in January of 2017 were \$5974 although the majority consisted of two expenses incurred in 2016. She reviewed the balance sheet which stated operating funds at Bank of America as of January 31, 2017 totaling \$17,797. That is the amount of the assessments received in January plus the amount from the closed Compass Bank checking account. The Reserve account, which is still at Compass Bank, totals \$56,908 which consists of general reserve amount of \$11,463 and road reserve totaling \$45,445. The Vantage West CD which matures February 23, 2017 is at \$10,189. When the CD matures the money will be withdrawn and combined with the other reserve funds. This reserve account may continue at Compass Bank or elsewhere if it makes sense to move it. Of the assessments collected \$3306 is to be transferred to the road reserve for a total road reserve of \$58,941. Trish Cheney moved to approve the January 2017 financials. Kristina Rustici seconded the motion. The motion was approved. Kathy Bayer spoke of the importance of receiving bank statements and financials timely and said that this was more apt to happen once the transition period ends.

COMMITTEE REPORTS:

BUDGET / AUDIT:

- ❖ none

COMMUNICATION & SAFETY:

- ❖ The new webmaster will be HBS Management Solutions. Kathy asked that all Directors send website updates to Claudia White. Claudia reported the recent updates to the website including new master officer list, new master meeting calendar and updated minutes of the master. She is in receipt of website updates from Dorado 14 and Townhomes at El Dorado. A couple of other changes to the website include placing the golf course rules on the website again but only after removing the dog language as dogs are not permitted on golf course property. The dues survey will be updated as well. The question of creating an email listserv of all 551 homeowners was discussed by the Board; it was decided that it would be impractical to create and keep current.

LAND USE: AKA Design Review Board: Dick Sexton

- ❖ The Design Review Committee met on February 2, 2017 and walked the site of the new clubhouse. It is gorgeous on the inside and will be quite a draw. There are quite a bit of things still to be done. Both HSL and the Dorado Master will be cleaning and dressing up the west entrance area. The Committee agreed that the new wall along Speedway be painted to match one of the new clubhouse exterior colors. It is slightly different from the Bone White used along the remainder of the Speedway walls which will be painted by HSL. HSL agreed to plant two additional trees in the open area at the far west end of the wall. These Desert Museum palo verdes are fast growing but will not inhibit the movement of animals through here. HSL will add down-lights on the palm trees around the west entrance so that the roadway will be lit from above rather than with spotlights. There are now two stop signs which seems to have helped prevent near-misses. HSL will slurry seal and re-stripe parts of the west entrance area when the project is complete. Three up-lights will be added to the flag pole. The grand opening is scheduled for March. Kathy read an email from Teresa Vasquez of HSL stating that they had received certificate of occupancy and passed the site inspection and requesting escrow account monies be released. Dick Sexton said there is a punch list with items not yet completed. The culvert along Speedway will not be kept free of sand and build-up by HSL but rather by the Dorado Master.

LANDSCAPE: Trish Cheney

- ❖ Trish met with Coyote Brothers and requested approval for \$1200 for four tons of pantano river rock for the west side of the west entrance and to remove existing rock and spread gravel provided by HSL on the east side of the west entrance. The entire 2017 budget is \$1250 for landscape improvements. The approval was tabled. Coyote Brothers will trim the palms in July on the regular schedule.

ROADS: Jim Clemenson

- ❖ Jim did not have a Roads report. Kathy Bayer said that Linda Hitt will be going off the Roads committee. She asked that the sub-associations identify an owner who would step up to serve on the master committee of the main roads aand co-chair the committee with Jim.

UNFINISHED BUSINESS:

- ❖ Painting by HSL of the entire wall east of the west entrance along Speedway using bone white color is coming up.

NEW BUSINESS:

- ❖ none

ADJOURNMENT:

MOTION: To adjourn the meeting at 7:27 p.m. was approved by unanimous consent. The next meeting will be held on March 15, 2017 at the Radisson Suites Tucson in the ballroom.