

Association 2 Block 3
HOA Meeting
February 12, 2017
Draft

The Board meeting of Association 2 Block 3 was called to order at 12:00 noon by president, Susan Knowles. Members present were Jeff Brammer (by telephone), Mike Gould, Eilene Johnson, Nadia Kronfli, Patricia Sainz, and Jay Wilkes. Eric Struse: HOA Manager from The Property Management Group

Homeowners Present: Rick Knowles, Kris Larsen, Roy Robinson, Jill Carell, Penny Wilkes & Gary Porter.

Minutes: A motion to approve the Annual meeting minutes was tabled until the next annual meeting in 2018.

Financial Report: Eric Struse. A motion by Nadia was made and seconded by Jay to approve the financial report. A discussion was held followed by motion by Nadia seconded by Jay to transfer \$5000.00 to our Reserve Fund. Approval was unanimous.

Master HOA report: Susan Knowles

1. The Masters Association raise came into effect in January. The purpose of the increase in to build the Road Reserve fund, to maintaining roads and signage.
2. The Master recommends reporting any criminal activity to the police
3. A planter has been built at the west entrance with improved lighting
4. There is a huge pothole in the left-hand lane (entrance) West entry.
5. Do not walk dogs on the golf course
6. Master Association meets the 3rd Wednesday of the month at the @6:30PM at the Radisson Hotel on Speedway.
7. The new management for the Master Association is HBS Management Solutions began Jan 2017. The manager is Claudia White. The Master Association board is composed of one member from each of the 12 HOA's in Dorado Estates and are the only voting members of the Master Association.

New Business:

Block 3 board members held an election of board members. Results of Election of Board Positions

President	Susan Knowles
Vice president	Patricia Sainz
Treasurers	Nadia Kronfli & Jeff Brammer
Secretary	Eilene Johnson
Rep to Masters	Patricia Sainz
Members	Mike Gould & Jay Wilkes

Board decided to create a committee to review and rewrite as necessary the CC&R's. Committee members CC&R's: Mike Gould (chair), Jeff Brammer, Roy Robinson, and Susan Knowles

Board discussed common area needs, furniture breaking down, bushes are over grown and house pack rats according to Coyote Brothers (landscapers). They found a huge nest in the Juniper bush removed from behind Jill Carrell's house.

It was decided to have Coyote brothers continue to remove them from the common area. A committee will be formed to decide on replacement plantings, as well as, other improvements to our common area, then bring their suggestions to the board.

Committee to review common area landscaping, Ramada, furniture, etc. Members: Linn Granger, Jay Wilkes, Jill Carell, Patty Sainz, and Susan Knowles

After a brief discussion regarding the homeowner request for patio cover, Jay moved & Nadia second the motion to approve the home improvement addition/Patio cover for Jill Carrel. Unanimously approved.

Old Business:

Roads: Several homeowners walked Calle Cavalier looking for needed repairs with the Chair of Roads from the Master Association. Eric also obtained two bids for needed work, which varied between 3-5 thousand dollars to just do a crack seal. It was decided to attempt to wait to tag onto the Master Association for their next crack sealing & street sweeping. The next road work is scheduled for 2018. In the meantime, the HOA will request a bid for street sweeping and tag onto the Master Association to obtain the best price.

Board Meeting: Next scheduled April 23 @ noon (tentative) or 3rd Sunday after 3rd Wednesday every other month. Board discussed meeting every other month.

Meeting adjourned 1:15pm
Respectfully Submitted: Eilene Johnson

Executive Session. The board moved into to a closed session @ 1:20pm to discuss delinquent dues & care and maintenance of homes and to provide direction to the community manager regarding such matters.

All board members and the manager returned to an open meeting at 1:41 pm.

The board summarized their discussions from the executive session:

- It is important that anyone selling their home to be sure to make sure their agent inform prospective buyers of CC& R's rental restrictions of no more than 10% of homes may be rented.
- All rental requests must be board approved.
- It was agreed by the board that they would like to see all residences owner occupied.

Meeting adjourned @ 1:45 pm

Respectfully Submitted: Eilene Johnson

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Executive Session

The executive session was called to order at 1:21 pm by president, Susan Knowles. Members present were Jeff Brammer (by telephone), Mike Gould, Eilene Johnson, Nadia Kronfli, Patricia Sainz, and Jay Wilkes. Eric Struse: HOA Manager from The Property Management Group

Discussion of delinquent dues from two homeowners
Dr. Beriberi and Cuevas. Lots 6 and 13

It is important that anyone selling their home be sure to make sure the agent informs prospective buyers of rental conditions

It was agreed by the board that they would like to see all residences owner occupied.

Meeting adjourned @ 1:40 pm

Respectfully Submitted: Eilene Johnson