

**Dorado Country Club Estates Master Association  
Board of Directors Meeting  
Northeast Ward 2 Council Office  
7575 E. Speedway Blvd  
Tucson, AZ  
[www.doradohoa.com](http://www.doradohoa.com)**

**DATE:** January 18, 2012

**CALL TO ORDER:** The meeting was called to order at 7:05 pm by President Hitt.

**OFFICERS**

President	Linda Hitt	Present
1st Vice President		
2nd Vice President	Cindy Schiesel	Present
Secretary	Darlene Jerome	Present
Treasurer	Nancy Berglind	Present

	<b>DIRECTORS</b>		<b>PRESIDENTS</b>	
Village A (1 & 16)	Jan Sleeper	Absent	Fred Stuart	Present
Assoc 2 (6, 7, 18, 19, 40)	Gary Haun	Present	Gary Haun	Present
Assoc 3 (8, 11, 32)	Connie Siepker	Present	Jack Rickard	Present
Block 3			Patrick Conlon	Absent
Block 4	Jane Glasser	Present	Joe Wilkinson	Absent
Block 5	Lynda Hubar	Present	Rodolfo Apodaca	Absent
Blocks 9 & 10	Sue Ross	Present	Jim Clemenson	Absent
Block 14	Jane Herron	Present	Jane Herron	Present
Block 17	Brenda O'Mara	Present	Dick Sexton	Present
Block 50	Alt. Kathy Robbins	Present	Rodrigo Diaz-Brown	Absent
Block 60	Donna Ahern	Present	Donna Ahern	Present
Block 70	Frank Morton	Present	Nick Aquilano	Present

**MINUTES TAKEN BY:** Cindy Schiesel

**ESTABLISHMENT OF A QUORUM:** A quorum was present and the meeting proceeded.

**APPROVAL OF MINUTES:**

The minutes from the December 2011 meeting were approved by unanimous consent.

**TREASURER'S REPORT:**

Nancy discussed the balance sheet. The Budget Committee requested that there be a carry over of approximately \$8,000.00. The remainder of the money, approximately \$7,851.00 was moved to the reserve checking account. That is almost \$2,500.00 more than last year.

The CD which matured in January was rolled over. A second CD matures in July. Discussion ensued about creating another CD for the roads. Considering the interest rate, the money will remain in the reserves where there is fluidity if needed. There are two accounts at

Vantage West: one for reserves and one for operating. A vote is required for money to be removed from the reserve account.

#### **EXECUTIVE COMMITTEE REPORT:**

Elections were a concern. Linda had spoken to an attorney about how elections should be run and to make sure that a management company could be solicited. We have three bids to date and will get another from the fourth company which services one of the other small associations. The bids were between \$300.00 and \$350.00. The specific duties would be discussed with each company.

The meeting to determine if the zoning change requested in 2006 should be renewed for another five years was discussed. The City Council will vote on the issue on January 24, 2012 at 5:30 pm. The addition to Dorado would include 197 residential units (three stories), a pro shop, and a restaurant. There will be a meeting held on January 19 at Eastside City Hall primarily between the developers and the area of homes south of Speedway who were originally opposed to the zoning change due to the height of the proposed buildings. Discussion from the floor included whether it should be continued at all or for three or five years. The consensus seemed to be three years as sufficient time for HSL to make the necessary changes. It was suggested that people from the community contact the City Council with their suggestions.

#### **COMMITTEE REPORTS:**

##### Architectural Review

No report

##### Audit

Dormant until March

##### Budget

Dormant until June

##### Communications and Web Page

Please update your information for the web page.

##### Landscape

All of the the golf course crossing will be cleaned up. There is money in the budget for that if it's on Dorado Master Association streets. There is money set aside for road repairs. Graffiti should be reported directly to Lynda Hubar. Please do not contact Bruce directly.

##### Roads

The projected plan for paying for the roads was reintroduced from the Annual Meeting. The \$20.00 rise in dues per home suggested for 2013 should pay for the roads without requiring any assessments. There was considerable discussion about asking for an assessment rather than raising dues. The possibility that some CC&Rs do not allow for assessments was raised. At the current time, there is money in the operating budget for road maintenance and striping.

##### Safety

No report

#### **NEW BUSINESS:**

Again people were urged to express their opinions about the rezoning request via e-mail to Paul Cunningham. [Ward2@tucsonaz.gov](mailto:Ward2@tucsonaz.gov) Discussion continued about the rezoning issue. In 2006, Dorado supported the rezoning request. There are three basic choices: 1) vote it down which would force the old zoning to be reinstated or force the sale; 2) give a three-year extension which would push the issue and force some movement on the project; or 3) give a five-year

extension which is what was granted last time. Regardless of the vote, the golf course will remain a golf course in perpetuity.

Since there are no officers elected for 2012, a committee will be formed to investigate the management companies who service some of the smaller associations in Dorado because they are already experienced. Discussion from the floor ensued about a possible conflict of interest. It was decided that once the duties of the Master Association management company were defined, there would be no problem. A motion to form the committee was presented by Jane Herron and seconded by Lynda Hubar. The motion passed with a committee being formed under the leadership of Linda Hitt. Members would include owners from associations without management companies so there would be no bias issues.

**NEXT MEETING**

February 15, 2012.

The meeting was adjourned at 7:58 pm.