

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

DATE: January 15, 2014

ANNUAL

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

OFFICERS

President	Linda Hitt	Present
1 st Vice President	Vacant	
2 nd Vice President	Kathy Bayer	Present
Secretary	Lynda Hubar	Present
Treasurer	Jane Herron	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	Present
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	Present
Patrick Conlon	Absent
Joe Wilkinson	Absent
Julie Lopez	Absent
Jim Clemensen	Absent
Jane Herron	Present
Dick Sexton	Present
Rodrigo Diaz-Brown	Absent
Ron Ray	Absent
Rosemary Ferrell	Absent

** Represented by William Bauer

* Represented by Alternate Dick Sexton

Guests present: Darlene Jerome (Block 5), Toni Olms(Block 3), Nancy Berglind (Village A), Tom Gardner (Block 2)

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

QUORUM WAS PRESENT.

APPROVAL OF MINUTES: January 2013 Annual meeting minutes were motioned to accept, seconded and was approved by unanimous consent.

TREASURER'S REPORT: Linda presented the Treasurer's Report.

In the packet sent was the comparison of years 2003 through 2013 income and expenditures. Financial report was motioned for acceptance, seconded and all were in favor.

ELECTION OF OFFICERS:

- There were no nominations from the floor.
- On the Ballot was Linda Hitt for President, Kathy Bayer as Vice-President, Vacant as 2nd Vice-President, Jane Herron as Secretary and Jan Sleeper as Treasurer.
- The nominations were closed, Ballots collected and tallied.

- Linda Hitt remains as President, Kathy Bayer Vice-President, Jane Herron as Secretary and Jan Sleeper as Treasurer, all by unanimous consent. There were write-ins for Lora McCormick for 2nd Vice-President. Lora accepted the nomination and it was voted and approved by unanimous consent.

PRESIDENT'S YEAR IN REVIEW:

Crime/vandalism/graffiti:

Reported crimes, vandalism and graffiti were much lower this year. Shrubs and trees were planted along the white walls in order to cover up the “open canvas” for the graffiti artists.

Homeless camps still occur under the bridge and in the other wash behind the strip mall at Kolb Road. Police have asked that all homeless people be reported to them and they will find them a more appropriate place to for them to reside.

Speeding is still a problem with no solution other than each association keeping an eye out for offenders and “asking” them to slow down.

Golf Course: The working relationship is on a much more positive note than in the past. Changes to T's and holes' 1, 9 and 10 were proposed and approved in order to improve the course and accommodate the new hotel development.

HSL/Development Project:

PAD Zoning was approved by Master Board, City of Tucson Zoning Commissioner, and The Tucson City Council.

Land Use Committee is now functioning as the Design Review Committee with a member from all neighborhoods directly impacted by the development, the EOC and HSL.

1985 Agreement was revised, approved and recorded in order to facilitate the PAD Zoning. Numerous hours were spent ensuring the intent of the 1985 agreement remained intact and that it will be legally binding with any owner of the development parcel. The committee is to be commended on the cooperation and hard work in protecting the Dorado neighborhood. A special thanks to Darlene Jerome who did an outstanding job of accomplishing the impossible!

Kolb Road/Sabino Canyon Road Extension:

Bob McDaniels (Block 70) continues to be the Dorado representative to the City. Dorado's main concern is headlights shining in residents' homes. Bob will keep us updated of any future meetings and when the work will begin over Pantano Wash to Kolb Road.

Landscaping: We've had several challenges with:

two and four legged creatures taking the flowers at the east entrance. Also with two legged creatures cutting out the back flow valves and damaging pipes. New valves with cages concreted into the ground were installed.

A long term landscaping plan is being developed for the common area east of the east entrance. Several trees are at the end of their lifespan and nothing has been planted in the area for over 10 years. Cactus, boulders and colorful low water use shrubs will be planted along with new trees.

New irrigation lines and valves were installed in the planter area on the east side of the east entrance.

Radisson continues to have one person clean up along Dorado Blvd and the oleanders each week. They have also had teams clean up trash along Speedway. They get the good neighbor award!

Property Manager:

This is our first full year with a property manager hired to take care of secretarial and treasurer duties.

A performance review was performed with all areas being satisfactory. Communication is an area that Experthoa and Dorado EOC will work to improve.

Roads:

Evaluation of repairs needed, sweeping, curb and sidewalk replacement, crack and curb sealing, and striping was started in Dec. and completed in January.

This work was completed using the annual funds from 2013 and 2014 roads budget. Road reserve fund was not touched and is continuing to be built up for future road resurfacing.

SWGAs:

SWGAs replaced gas line along Dorado Blvd from Block 5 east to Block 70 and along Speedway from Wilmot just east of the Dorado west entrance.

They are now planning another gas line replacement along north Speedway from Kolb west to where the other line was.

Web Page:

The Doradohoa.com web page has gone through a few transformations during the year as residents determine what information should be available. New forms for homebuyers and title companies are being added for each association.

Thanks to Bob Nordmeyer and Darlene Jerome for all their help in overseeing this useful tool. Kathy Bayer will be taking over for Darlene as we bid Darlene farewell.

Thank you everyone for volunteering this year. It has been a busy year and will continue to be with the new development on the near horizon. My hope is to continue moving Dorado Country Club Estates into the 21st century!

ADJOURNMENT: MOTION: To adjourn the meeting at 6:50 p.m. was approved by unanimous consent.