

**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

CALL TO ORDER: President Linda Hitt called the meeting to order at 6:55 PM

OFFICIERS

| | | |
|--------------------------------|------------------|---------|
| President | Linda Hitt | Present |
| 1 st Vice President | Kathy Bayer | Present |
| 2 nd Vice President | Lora McCormick | Present |
| Secretary | Jane Herron | Present |
| Treasurer | Jan Sleeper | 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: December 2013 meeting minutes were motioned to accept, seconded and was approved by unanimous consent.

TREASURER'S REPORT: Carmine from Management presented the Treasurer's Report.

There were extra bills this month, all involved landscaping. Work was done at the East Entrance, trees were trimmed, irrigation repairs were made and flowers planted.

Our income for 2013 was \$55,216.77 and expenditures totaled \$50,620.65

Total assets \$73,741.47

Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ Met to discuss who was going to take over the many things Darlene took care of. Discussion was had about the meeting with the Expert HOA Management where it was agreed that both parties have more communication.
- ❖ All sub-associations should be following their governance as stated in the CC&R's especially for Architecture. Fine procedures should be set up and followed.

COMMITTEE REPORTS:

BUDGET: Cindy will be monitoring the books along with Expert HOA Management.

COMMUNICATION & WEBSITE:

Master Web Page link for HSL Project: <http://www.doradohoa.com/newcurrentinfo>
The Web page may be inactive for a couple of days as so the Domain name can be changed.

LAND USE: AKA Design Review Board: Darlene Jerome

Update of misc Items based on a Jan 6, 2014 HSL/DRC Meeting:

The recorded Restated 1985 Agreement has been received and posted on the web page.

We will start seeing non-golfing people on the golf course walking around, measuring, etc over the next few months. These will be architects, engineers, etc. gathering information needed for the project.

Contracts have been signed with the following firms for the project:

- Eglin+Bressler Architects
- Rick Engineering (Civil Engineer)
- Grenier Engineering (Structural Engineer)

Hilton is processing the application and things are moving forward. HSL will hopefully have approval in early February.

Utilities will be totally separate between the Hotel and the clubhouse – 2 sets of lines will be run to the building.

The process for the Master to sell the 2 parcels along Speedway to HSL will begin in the near future with the process in the Restated 1985 Agreement being followed. The price will probably be \$500-\$1,000 per parcel.

The arches at the west entrance will be demolished prior to starting work on the golf course. This will be sometime between late May – July. Again, the Restated 1985 Agreement will be followed for any work done at the west entrance.

Meetings with the City, HSL and Dorado were held on Jan 13th. HSL will initially work on the section between Speedway and just past Dorado 14. First they will have to file an application for a Flood Plain Permit which will require pictures of the clean-up areas designating trees and bushes that will be trimmed and plans for any removal of bushes such as desert broom. The application will be filed within 60 days. The next phase of wash clean-up will be where it flows through the golf course which will require another Flood Plain Permit. HSL is proposing to take out weeds and put decomposed granite in the flow area out on the golf course. They will request permission to take out 3 trees that are causing changes to the flow pattern.

Dick Sexton and Linda Hitt will co-chair the DRC from here on since I am moving next month.

LANDSCAPE:

- The main irrigation has been put in on the East side. Lines will be run off once the gas lines have been replaced.
- Flowers will not be planted in the East Planter after they have been stolen and eaten by the Javelina. The Master is looking more towards River Rock and flowering bushes that are not tasty to animals.
- Pony Tail Privits will be planted at the center planter on the East side.
- Master still needs a resident volunteer to raise and lower the flags.

ROADS:

- The Master road crack and curb sealing has been finished and the striping will be touched up.
- The Master will purchase a roll of reflective tape for the speed bump posts costing \$100.00 per 150 yards.
- It was suggested to paint the speed-bump outside Dorado 60 White, it currently has yellow stripes that are a problem to see.

UNFINISHED BUSINESS:

NONE

NEW BUSINESS:

- The Master received a letter from Mike Shupe, attorney from Monroe, McDonough, Goldschmidt & Molla in regards to the Maintenance obligation for Block 60. Linda said that under City Code 25.55 it is the duty of each association to keep adjacent property clean.
- Painting of the outer wall will be done by HSL with DCCE Master. The color scheme will be known in advance. It was said that Block 60 will have input.

NEXT MEETING: February 19, 2014 6:30 p.m. at the Northeast Ward 2 Council Offices.

ADJOURNMENT: MOTION: To adjourn the meeting at 7:40 PM was approved by unanimous consent.