

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

DATE: MAR 21, 2012

CALL TO ORDER: The meeting was called to order at 6:35 p.m.

OFFICERS

| | | |
|--------------------------------|------------------|---------|
| President | Linda Hitt | Present |
| 1 st Vice President | Cindy Schiesel | Present |
| 2 nd Vice President | Toni Olms | Present |
| Secretary | Lynda Hubar | Present |
| Treasurer | Jane Herron | Present |
| Management | Carmine Carriero | Present |
| Management | Stacey Palma | Present |

DIRECTORS

PRESIDENTS

| | | | | |
|----------------------------|----------------|----------|--------------------|---------|
| Village A (1 & 16) | Jan Sleeper | Present | Fred Stuart | Absent |
| 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 | Present | Patrick Conlon | Present |
| Block 4 | Jane Glasser | Present | Joe Wilkinson | Absent |
| Block 5 | Linda Hubar | Present | Rodolfo Apodaca | Absent |
| Blocks 9 & 10 | Sue Ross | Absent | Jim Clemensen | Absent |
| Block 14 | Jane Herron | Present | Jane Herron | Present |
| Block 17 | Brenda O'Mara | Present | Dick Sexton | Present |
| Block 50 | Joe Kamrowski | Present | Rodrigo Diaz-Brown | Absent |
| Block 60 | Theresa Green | Absent * | Ted Goodridge | Absent |
| Block 70 | Frank Morton | Present | Nick Aquilano | Present |

* Represented by Alternate Diane Nocella

MINUTES TAKEN BY: Carmine Carriero (Management)

INTRODUCTIONS: Carmine Carriero (owner) and Stacey Palma from Expert HOA Management (formerly Century 21) were introduced. Carmine said a few words and was looking forward to working with the Master Association.

It was mentioned that according to Paul Cunningham because of the lack of funds the bridge would not be coming across the wash to Kolb Rd.

Quorum was present.

APPROVAL OF MINUTES:

MOTION: to approve the minutes of the Feb 2012 meeting was approved by unanimous consent.

TREASURER'S REPORT: The past Treasurer Nancy Berling reviewed the financial documents for the last time.

- ❖ As of March 9 all financial records were turned over to Management.
- ❖ Balances of accounts were reviewed.
- ❖ The road reserve checking is from the dues increase of 2011(\$17.00 per unit).
- ❖ Third CD was opened on Feb 23 with \$10,000.00

- ❖ All dues payments have been received.
- ❖ \$3,122 transferred from operating to reserve account.
- ❖ Two checking accounts operating, and road reserve.

MOTION: To accept Treasurer's Report was approved by unanimous consent.

EXECUTIVE COMMITTEE:

- ❖ Money in separate accounts to keep track of roads.
- ❖ West entrance, plants and two options available (see handout March packet) Financed by checking reserve.

COMMITTEE REPORTS

ARCHITECTURAL REVIEW: Master to oversee and stand behind the individual associations, and possibly have a fine procedure for non-compliance.

AUDIT: Cindy Schiesel, Chairperson, reported that the Audit Committee has meet and reviewed the 2011 Financial records, it was completed and in perfect order.

BUDGET: Cindy Schiesel, Chairperson, reported that the committee is looking for a \$20.00 per home increase in 2013 for roads and having a Management company. Meetings during the summer as to present a proposed budget in September.

COMMUNICATION& WEB PAGE: Darlene Jerome, Chairperson, spoke to say that the Web pages need to be updated. Each Association needs to report the changes so the updates can be posted. Real Estate agents use the web site and it should be kept current.

LANDSCAPE: Lynda Hubar, Chairperson, reported that the West entrance water leak has been repaired. Options 1 and 2 (flower beds) were reviewed for the West Entrance. Letter from Village A was handed out and they would like to see more color. New valves and timers will need to be installed. It was mentioned with the water becoming a commodity we should go more towards low to no water plantings.

MOTION: To install Option 1 at West Entrance, seconded and passed unanimously.

ROADS: Management was instructed to get prices on sweeping roads for the Master, Block 5, and Association 3. Management received prices from Beckers Sweeping. Master roads \$450.00, Block 5 \$65.00 and Association 3, \$85.00. Associations to send checks to Management.

MOTION: To have the Master roads swept for \$450.00, seconded and passed.

UNFINISHED BUSINESS

Updated info sheet, each Association to review and any changes submit to Management.
Bids needed on striping the roads, budget amount \$500.00.
Management handed out dues amount, with the address of the Management Company.

NEW BUSINESS:

A Ward 2 proposed cleanup day will be held on a Saturday when traffic is light, garbage bags to be supplied.

NEXT MEETING: April 18, 2012 6:30 p.m. at the Northeast Ward 2 Council Offices

ADJOURNMENT:

MOTION:To adjourn the meeting at 7:35 p.m. was approved by unanimous consent.