

**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: May 15, 2013

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

OFFICERS

| | | |
|--------------------------------|------------------|---------|
| President | Linda Hitt | Present |
| 1 st Vice President | Vikki Trask | Present |
| 2 nd Vice President | Kathy Bayer | Present |
| Secretary | Lynda Hubar | Present |
| Treasurer | Jane Herron | Present |
| Management | Carmine Carriero | Present |
| Management | Stacey Palma | Present |

DIRECTORS

| | | |
|----------------------------|---------------|---------|
| Village A (1 & 16) | Jan Sleeper | Present |
| Assoc 2 (6, 7, 18, 19, 40) | Sue Teaney | Present |
| Assoc 3 (8, 11, 32) | Robin Pittman | Present |
| Block 3 | Kris Larsen* | Present |
| Block 4 | Jane Glasser | Absent |
| Block 5 | Lynda Hubar | Present |
| Blocks 9 & 10 | Sue Ross | Present |
| Block 14 | Jane Herron | Present |
| Block 17 | Jack Geary | Present |
| Block 50 | Joe Kamrowski | Present |
| Block 60 | Theresa Green | Present |
| Block 70 | Frank Morton | Present |

PRESIDENTS

| | |
|--------------------|---------|
| Lora McCormick | Absent |
| Pat Giordano | Absent |
| Mary Ann Winn | Present |
| Patrick Conlon | Absent |
| Joe Wilkinson | Absent |
| Rodolfo Apodaca | Absent |
| Jim Clemensen | Absent |
| Jane Herron | Present |
| Dick Sexton | Present |
| Rodrigo Diaz-Brown | Absent |
| Ted Goodridge | Absent |
| Rosemary Ferrell | Absent |

*Represented by Toni Olms alternate

Guests present: Darlene Jerome (Block 5), Nancy Berglind (Block 1), Cindy Schiesil (Block 9&10), and Gary Haun (Block 2).

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

QUORUM WAS PRESENT.

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

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

- Interest earned was \$10.95
- Fees & Permits of \$21.32 was for the annual permits for the signs at the entrance.
- No additional landscaping expenses for April.
- Legal fees of \$1,196.50 were \$446.50 to Carpenter Hazelwood regarding the HSL project. This amount will be reimbursed by HSL.
- (Additional legal fees of \$1,457 for May will also be reimbursed by HSL)
- The additional \$750 was to SBBL Architecture for the 2nd opinion report that the board agreed to incur the cost of.

- Annual web page charge was for \$119.40, which the board said was much lower than a few years ago.
- Management, postage, copies, water & electric were all within normal ranges.
- Financial report was motioned for acceptance, seconded and all were in favor.

EXECUTIVE COMMITTEE:

- ❖ Meeting was held on May 6, 2013. Discussion of the upcoming Master Meeting, Discussed Backflows, set agenda and made sure the ballots were ready to give the delegates.

COMMITTEE REPORTS:

BUDGET: In June and July the Budget will be created for next year

COMMUNICATION & WEBSITE:

- ❖ Associations were asked to send minutes of meetings so the web pages could be updated.

LAND USE: AKA Design Review Board: Darlene Jerome

1) PAD DOCUMENT

- A) 2nd version sent to the city around May 1st.
- B) Have until May 20 to approve or come back for revisions.
- C) After initial city approval:
 - i) Public hearings—DCCE homeowners will be invited.
 - ii) Zoning Examiner Final Recommendation
 - iii) Mayor and City Council Review and Approval

2) DESIGN REVIEW BOARD/COMMITTEE

- A) Things that DRB will be involved in:
 - i) Walls - Height, Design, Placement
 - ii) Landscaping - Parking garage area, along Speedway, both sides of the entrance
 - iii) Entry sign along Speedway
 - iv) Signs into residential area of Dorado Blvd
 - v) Temporary golf shop facility – restrooms, food, etc
 - vi) Painting of wall along Speedway by Block 60 if decision is made to have HSL do it
 - vii) Cutting of dead trees and branches on the golf course
 - viii) Review all architectural plans

3) WORK ON GOLF COURSE

- A) Wash just south of Dorado Blvd to obtain better flow and prevent damage to road
- B) Working on sprinkler lines – more grass that have seen in years
- C) Cutting dead trees/branches
- D) New mowers

* **Jason Smith attorney from Carpenter/ Hazelwood** who is handling the case for the Master Association was present and spoke saying;
 There are tweeks being made to the original document(1985 agreement), we were not giving anything up, we will be getting things in return
 There would be a \$500,000 bond put up so if the project stopped we would have the money to clean up, re grade and reseed.
 HSL agreed to only have 160 rooms down from an allowed 400 plus.
 Trees and rock will be landscape in the area prior to the commencement of the office buildings.
 If at any time HSL doesn't want to operate golf course and no buyers are interested, we would be able to buy the land for \$10.00
 This will be considered the 2013 supplement to the 1985 agreement and it will be recorded.

- **MOTION BEING VOTED ON:** *To approve the revisions to the 1985 agreement that are listed in the Terms List as they pertain to the proposed HSL Property Development*

All associations voted in favor of this action with one association absent.

Motion passed

LANDSCAPE:

- Light bulbs have been changed at the East entrance, flowers planted at the West entrance
- Tree trimming will be done in late June, July.

ROADS:

Northern Pipeline for Southwest Gas has been digging along Dorado Blvd replacing gas lines.

UNFINISHED BUSINESS:

- ❖ Vikki Trask in review of the State Farm Policy for our Liability Insurance, said that it is a good policy, with a possibility to request bids from other agents in the upcoming year. Our coverage amounts are Business Liability \$5,000,000 D&O Monetary \$2,000,000 and D&O NON Monetary \$500,000

NEW BUSINESS:

- At the East entrance the Master Association Backflow was stolen on the night of April 25. Water was running for a good amount of time. It was later discovered that the West side of the West Entrance had a Backflow whose copper line was scored and was ready to be taken, they were probably scared off. Management had Security on site that evening in the event they tried to steal the one already cut.
- Bids were requested to replace the stolen backflow with cage, repair one backflow that was cut and install cages on both the West side Backflows.
- Motion was made to do the repair work using Company B, seconded and all were in favor. Mike from HSL was notified of the theft and had agreed to pay for the two cages on the West Entrance.
- Motion was made to meet in September, with no meetings in June, July and August was seconded and all were in favor.

NEXT MEETING: September 18, 2013 6:30 p.m. at the Northeast Ward 2 Council Offices

ADJOURNMENT: MOTION: To adjourn the meeting at 7:45 p.m. was approved by unanimous consent.

DORADO COUNTRY CLUB ESTATES MASTER ASSOCIATION

Board of Director's Meeting

Eastside City Hall

May 15, 2013

6:30 P.M.

AGENDA

1. Call to Order
 - A. Introductions/welcome
 - B. Determination of a Quorum
2. Approval of Minutes
3. Treasurer's Report Stacey
4. Executive Committee Linda Hitt
5. Committee Reports
 - A. Budget/Audit Cindy Schiesel
 - B. Communication Darlene Jerome
 - C. Land Use (HSL Dorado Development) Darlene Jerome
 - i. Project Update
 - ii. Q & A with Jason Smith, Dorado Master's Attorney on the HSL Project
 - iii. Decision on when to vote on proposed modification to 1985 Agreement
(At May meeting, Special Meeting in June or June email ballot?)
 - D. Landscape Lynda Hubar
 - E. Roads Linda Hitt
6. Unfinished Business
 - A. Master Insurance policy and cost review Viki Trask
 - B. Southwest Gas project in Dorado Linda Hitt
7. New Business
 - A. Theft and damage of backflow devices Linda Hitt
8. Motion to take a summer recess. Next Meeting would then be Sept 18th
9. Adjourn Meeting