

UNAPPROVED BY THE BOARD OF DIRECTORS

DORADO 4 HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MAY 12, 2012

The Board of Director's meeting was called to order at 10:05 AM. Those present were Joe Wilkinson, Jeff Trask, Sue Shaefer, Don Woodward, Jane Glasser, Don Stringham and Property Manager, Betty Carpenter.

A motion was made by Sue Shaefer, seconded by Don Woodward to approve the minutes of the meeting held on February 11, 2012. Motion carried.

Don Stringham gave the treasurer's report indicating everything was in order with the financials. As of April 24th there was a balance of \$7,084.19 in the operating account and \$8,340.71 in the reserve account. Since that time \$2,250.00 was withdrawn from the reserve account to cover the balance of the irrigation renovation and a large pool expenditure.

The irrigation renovation was completed and homeowners were pleased with the finished product. Joe Wilkinson received a letter from a Sue Siegel requesting something be planted on the side of her unit where the previous plant had died. Joe will talk with Gregg of Coyote and Sue Siegel to determine exactly what will be planted. Also, two trees in the common area south of 6531 E. Via Cavalier will be replaced that died during the hard freeze in 2010.

Sue Shaefer asked at what times and days the irrigation system comes on. Betty Carpenter will add this to the newsletter this month. Homeowners are to get in touch with Betty should they have comments or concerns regarding the new system.

In recent months Tom Huff, Jean Osborne and Paul Sholin passed away. The association sends their condolences to family and friends.

Kathryn Lynd purchased 6573 E. Via Cavalier and she would like approval to have her driveway re-done like her existing driveway (6579 E. Via Cavalier). Jeff Trask made a motion, seconded by Don Woodward to allow her to make the changes with the exception that the color remain the concrete color. Motion carried.

The subject of limiting the number of rentals in the community came up for discussion. Betty Carpenter will check into the acceptable number of rentals in an association so that financing is available.

Betty Carpenter presented an invoice from E-konomy Pools in the amount of \$1,021.49. This covered the monthly service, some chemicals and the largest portion for repairs to the spa and pool heater. A larger meter was installed by Southwest Gas at no charge to the association, however, the gas lines from the meter to the heater were streamlined and a gas valve was

replaced. A motion was made by Don Woodward, seconded by Dan Stringham to pay the invoice, motion carried.

Jullianø Certified Welding was contracted by Betty Carpenter to weld the the spring to the east pool gate. Jullian tested all of the gates to make sure they all met code and adjusted them accordingly. He gave Betty a proposal to add plates to the backs of the gates so people could not enter the pool area without a key. The cost to be \$150.00 each or all three for \$250.00. He also submitted a proposal to repair the gate in three areas where the rungs were loose at the bottom or the bolts had come out of the concrete blocks. Julian indicated this was not up to code. Betty is to contact Pima County Health Dept. to determine exactly what would need to be done to bring the pool area up to the Countyø standards. Betty may proceed with the repairs as long as it does not exceed \$400.00. The last County pool inspection was done in February, 2012.

Jane Glasser, who represents Dorado 4 with the Master Association, reported that a new Master Association website has been launched and is now up and running. The website address is www.doradohoa.com.

Next B of D meeting will be held on September 8, 2012, 10 AM at the swimming pool.

Meeting adjourned at 11:25 AM.

Respectfully submitted by Betty Carpenter
for Sue Shaefer