

ESTATES AT DORADO
Semi-Annual Homeowners Meeting
April 27, 10:00 a.m.

Meeting Minutes

Attendees: Beverly Cauffman, Chris Mellis, Lois & Leon Thikoll, Lynda Hubar, Sheryl Chinn, Jim Robertson, Darlene Jerome, Joel Summer, Rebecca Macko, Kathy & Bruce Garrett, Wendy Krause

The meeting was called to order at 10:00 a.m. by Treasurer, Kathy Garrett.

Minutes from November 17, 2012, meeting were approved by all.

Treasurer's Report: Kathy Garrett reported that 2012 finished with a gain. We were over budget in 2012 for landscape maintenance and under budget on water bills. In 2013 we are in a good cash position and expenses are in line with the budget, even though our water usage is slightly higher than last year. Everyone is current on dues. Kathy also reported that our federal and state taxes were filed in March.

Landscaping: Darlene Jerome reported that there is a list of approved plants on the website which can be viewed at <http://www.doradohoa.com/block5/landscapingdirectives>. The approved plants are highlighted in orange. There is also a new form, Request for Landscaping Work to be Done, which must be completed by homeowner if the requested work is outside of normal landscape maintenance. The completed form should be submitted to the Landscape Chairperson. Darlene has resigned as Landscape Chair and Lois Thikoll is the new Landscape Chairperson. Darlene was recognized for the fantastic job she did.

Master Association: Darlene said plans are continuing by HSL for the Embassy Suites Hotel to be built on the Dorado property. This will include a 160-room hotel, office space, golf shop, restaurant and underground parking. Increased revenues will be used to update the golf course. All of the information on this project can be seen at www.doradohoa.com.

Lynda said that there has been theft in Dorado of copper pipe from backflow preventers. It was reported to the police and an insurance claim has been filed. Ideas were discussed to prevent the theft of the backflow preventer near Apodaca's property including installing a motion detector light or to cage it.

Pool: Bruce obtained a bid of \$2,750.00 from Steve Morris to fix decaying rafters including replacing, painting and securing the beams. It was suggested that we remove the wooden slats and not replace them. A motion was unanimously approved to obtain a modified bid from Steve to remove the slats only. It was suggested a homeowner group look into this project and anyone not at the meeting can contact the Board within 14 days if they want to vote differently.

Bruce also brought up the state of the jacuzzi. The boiler is shut down and the jacuzzi is rarely used. There would be expense involved to refurbish it for use. A motion was unanimously approved to obtain bids to fill in the jacuzzi and landscape the space or turn

it into a fire pit or suggest other options. Bruce and Lois Thikoll will gather ideas and information. All homeowners would be involved in a decision on how to proceed with any change to the current jacuzzi.

Old Business: None

New Business: None.

The meeting was adjourned at 11:15 a.m.

Respectfully submitted by Wendy Krause, Secretary.

NOTE: The pool is now open for the season. A copy of the pool rules and hours are enclosed and are also posted at the pool.