

**DORADO 4 HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING
NOVEMBER 3, 2012**

The Board of Director's meeting was called to order at 10:07 AM by Joe Wilkinson. Board members present were Joe Wilkinson, Jeff Trask, Dan Stringham, Ken Betzen, Sue Schaefer, Don Woodward and Jane Glasser. Betty Carpenter, Property Manager was also in attendance.

Approval of minutes: Sue Schaefer noted one change to the September 8, 2012 minutes. Under treasurer's report, \$17.00 per month should be changed to \$17.00 per year. With that change Sue Schaefer made a motion to approve the minutes of September 8, 2012, seconded by Dan Stringham, motion carried.

Treasurer's report: Dan Stringham indicated everything seemed to be in order and the reserve account currently has \$1893.29 while the operating account has \$264.54. Sue Schaefer questioned the expenses for heating the pool, the back flow certification and the postage of a postcard mailing regarding security service. The pool heater will be turned off immediately. At the annual meeting, membership will be asked if they felt the pool heater should be turned off on October 1st. Another issue to be discussed at the annual meeting will be whether the spa should have limited hours of use from April 1st thru October 31st. Spa hours daily would be from 2 PM to 7 PM. There was also a suggestion to reduce the time the pump is running to 8 hours per day when not in use. Don Woodward made a motion to approve the treasurer's report, seconded by Jeff Trask, motion carried.

Irrigation report: Everything seems to be working well.

Pool report: Don Woodward mentioned that the pool equipment door was missing an intake panel. Joe Wilkinson had removed the grate and will be replacing it when the heat on the pool is turned off. The door may have to be re-conformed to accommodate the heat. The water in the pool was down as the automatic water fill was not working properly however, now everything is working fine. Betty Carpenter reported that the spot welding of the wrought iron fence around the pool had been completed and also the timer for the spa had been replaced under the \$150.00 allocated for this expenditure.

Road report: Jane Glasser reported on the Master Association and advised the board that the roads will be completed in 2014. This year's road fund will cover the repair of shifting curbs. 2013's allocation will go for patch sealing. Funds are accumulating by Master Association for roads so currently there will be no increase in dues from the Master Association. Ken Betzen felt there is a pattern of deferred maintenance on major work that is not being scheduled for road maintenance. Jane Glasser will bring this up at the next Master Association meeting. It was also noted that water from the golf course is deteriorating the roads. Joe Wilkinson will ask Bill Ismay

to approach golf course manager about keeping water off the association's roads. The golf course manager also needs to be aware that the maintenance crews leave grass and residue on the curbs. This should be swept up after cutting.

Emerald Security and Hite Security have submitted a proposal for drive thru security during the night hours. Emerald was higher than Hite, however, Emerald has matched Hite's proposal. The vote was split by the Master Association and more information is forthcoming.

Humberto Lopez, owner of the golf course, is proposing an Embassy Suites Hotel where the golf shop is now housed. There will be a new golf shop and clubhouse along with restaurants and shops between the hotel and Speedway. Also, the main entrance will have to be moved. Currently there is a survey being done and the property will need to be re-zoned.

Darlene Jerome agreed to discuss the proposed hotel issues with the individual associations and Jane Glasser will invite Darlene to our annual meeting. Everyone who does not approve of the hotel should come to the meeting to discourage

For those who are not aware, Radisson Hotel, just to the west of Dorado 4, offers discounts to homeowners residing in Dorado Country Club. You may look on the Master Association web site (www.doradohoa.com/) for information and discounts. This will be so noted with the next monthly statement from The Property Management Group.

Jane Glasser reported that there were no volunteers for the Master Association Board so all board members will continue on thru 2013.

Don Woodward asked if there had been any security issues during the summer while he was away. Block 60 had an unidentified person repeatedly at the pool. Dan Stringham mentioned two pool parties on Saturday nights lasting until 2 or 3 AM. Dan also mentioned he has had a bobcat on his roof and in the trees. Don Woodward had seen a raccoon in the subdivision.

New business: Betty Carpenter was asked to find out from Tanis Duncan, attorney, what the cost would be to amend the governing documents limiting the number of tenant occupied units to three.

The 2013 budget was discussed at length as to an increase in dues or a special assessment. The board preferred a special assessment and Betty Carpenter explained that at some point dues must be increased to cover the operating costs on an annual basis. Dan Stringham reminded the board that the dues had not been increased in 7 or 8 years and the \$17.00 increase in master association dues had been absorbed in the budget. This along with the major irrigation improvement has depleted the reserve funds to \$1893.00 which is not sufficient to fiscally manage the association. Joe Wilkinson made a motion, seconded by Sue Shaefer to have a onetime assessment in the amount of \$150.00 in April and September, 2013 for the purpose of replenishing the reserve account in lieu of an increase in monthly dues. The motion carried. After another lengthy discussion, Sue

Shaefer made a motion to rescind the previous motion, seconded by Jeff Trask, motion carried. Dan Stringham then proposed a motion to increase the monthly dues by \$15.00 per month, seconded by Don Woodward and that motion carried. Dan Stringham asked Betty Carpenter to prepare a list of any expenses for the past three years that are not routine. Betty Carpenter will present that at the next Board meeting.

Sue suggested homeowners could volunteer to add trees and shrubs to the community and this will be on the agenda for the annual meeting.

Next meeting will be Saturday, December 1, 2012 poolside. The annual meeting will take place on January 5th, 2013 and should there be inclement weather, Sue Shaefer will host.

There being no further business the meeting adjourned at 11:45 AM.

Respectfully submitted by Betty Carpenter for Sue Shaefer