

**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: November 14, 2012

CALL TO ORDER: Linda Hitt called the meeting to order at 6:30 p.m.

OFFICERS

President	Linda Hitt	Present
1 st Vice President	VACANT	
2 nd Vice President	Toni Olms	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)	Gary Haun	Present
Assoc 3 (8, 11, 32)	Connie Siepker*	Absent
Block 3	Patrick Conlon*	Present
Block 4	Jane Glasser	Present
Block 5	Lynda Hubar	Present
Blocks 9 & 10	Sue Ross	Present
Block 14	Jane Herron	Present
Block 17	Brenda O'Mara	Present
Block 50	Joe Kamrowski	Present
Block 60	Theresa Green	Present
Block 70	Frank Morton	Present

PRESIDENTS

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

* Represented by Robin Pitman

Guests present: Cindy Schiesel, Sue Teaney, Pete & Clare Baker-Dukett (assoc # 3), Cathy & Bruce (Block # 5) and CJ from Paul Cunningham's office.

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

QUORUM WAS PRESENT.

APPROVAL OF MINUTES: Toni Olms moved and Jane Herron seconded to approve the minutes of the October 2012 meeting and it was approved by unanimous consent.

GUEST PRESENTATION: Mike Pitrelli General Manager of the Tucson Office of Emerald Security gave a presentation about his security company and what they would do for Dorado Country Club. A couple of highlights; they would patrol the entire property 4-5 times per night that would be from 4PM till 4AM 7days per week. They would be able to be reached in case of an emergency when they are off the property by calling a phone number that each resident would have. They hold a 5 million dollar liability policy and are Arizona Certified Armed Guards.

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

- ❖ In October there were a couple of extra expenses, one being the cost of checks for opening the new checking at Compass, the insurance and property taxes both were paid.
- ❖ Coyote Brothers were paid for the completion of the East Entrance flower planter damaged in the accident from July.
- ❖ The month of October 2012 came in under budget by \$250.00
- ❖ Total assets to date \$82,801.79

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

EXECUTIVE COMMITTEE:

- ❖ Issues were reviewed for the Master Meeting, items discussed were the Budget, response to questions from Block 60, repairs being made on the roads (concrete curbing), security and HSL update.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: A flow chart was issued with the November meeting packet; Process for Dealing with Concerns in the event that the Master Association needs to get involved with a compliance issue. Motioned for approval, seconded and all were in favor PASSED. SEE ATTACHED

BUDGET: Community Manager Amanda Williams of Cooper Rose sent in Questions. The questions and the answers are attached.

COMMUNICATION & WEBSITE: Darlene reported that she is updating web pages and working on changes.

LANDSCAPE: The light that was vandalized at the monument sign has been replaced. Coyote Bro's witnessed three landscapers turning on a water valve that ran all weekend. There will be an increase in next months bill.

ROADS: The curb repairs have been completed, 175 linear feet of wedges and 477 square feet of Valley Gutters have been replaced at a cost of \$6,000.00, which had been budgeted. Any sub association with issues contact Carmine from Management.

UNFINISHED BUSINESS:

- ❖ December's meeting will have another security presentation, this one from Hite Security. In January a decision will be made after a vote to determine whether the entire DCCE will be patrolled. If there are some associations that would like to have security then a new bid may be formulated.
- ❖ HSL Development Update- Construction to begin at the end of 2013, any changes in the original plan to be approved and signed off by the Directors. Darlene Jerome has volunteered to speak at Board meetings to give input and to answer resident questions.
- ❖ Latest Events on HSL Development SEE ATTACHED
- ❖ Nominations committee reactivated, the Officers have agreed to stay on for another year.

NEW BUSINESS:

- ❖ Ted Goodridge mentioned that Block 60 has had their survey completed by Bruce Small, registered surveyor. Block 60 owns the wall, 6 inches to the street is owned by the City. Block 60 owns back wall of pool. Block 60 owns common area to within one inch of Calle Dorado. Ted Goodridge will furnish the Master with a copy of the survey.

NEXT MEETING: December 19, 2012 6:30 p.m. at the Northeast Ward 2 Council Offices

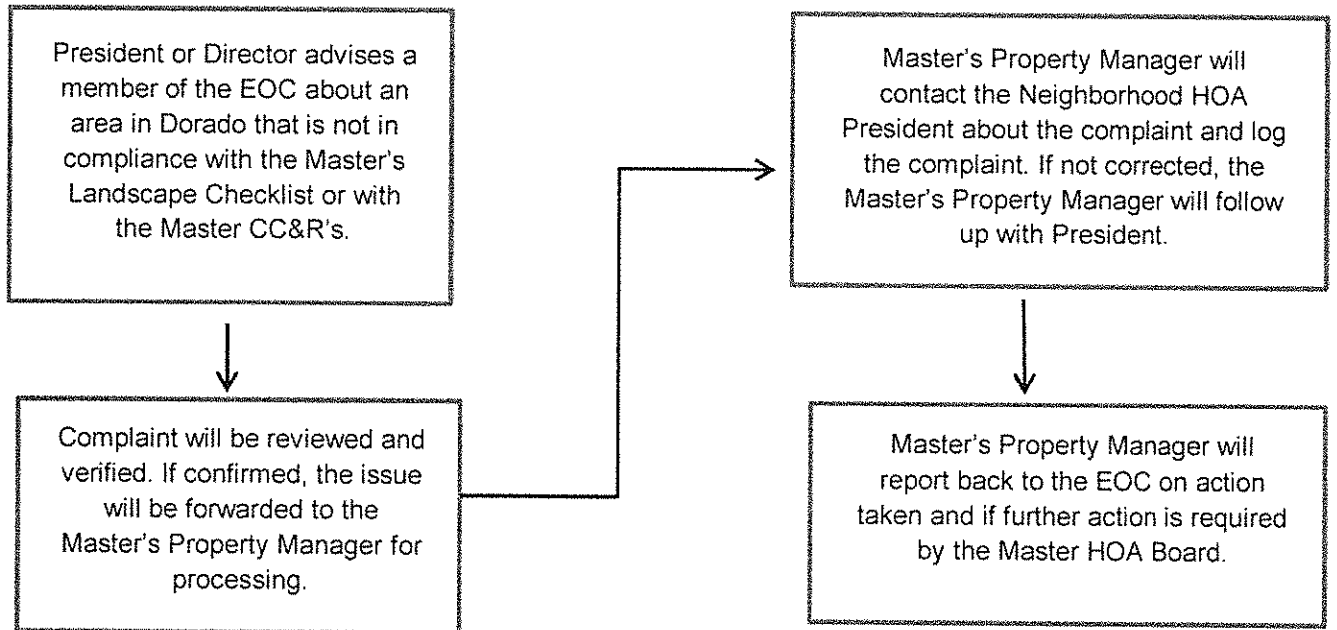
ADJOURNMENT: MOTION: To adjourn the meeting at 7:40 p.m. was approved by unanimous consent.

DORADO MASTER CC&R COMPLIANCE

Process for Dealing with Concerns

Sept 2012

The following process will be used when someone feels there is an issue in Dorado that does not comply with the Master's CC&R's or the Master's Landscape Checklist.



Hello, Master Association People,

I received the following letter and thought I should answer the questions and copy them to everyone in case others had similar questions.

The answers to the questions are in *italics* so they should be easy to discern.

Hope you are all enjoying this cooler weather. Cindy

Amanda Williams
Association Manager
Copper Rose Community Management
(520) 888-0474 ext. 122
Fax (520) 888-5407
amandaw@copperroseinc.com
"Happiness is an accident of nature, a beautiful and flawless aberration." Pat Conroy

Hi Ms. Schiesel,

The President of Townhomes at El Dorado stopped by today and he wanted me to send you some questions that he had about the budget. If you could get me the answers by their next Board meeting that would be great. Thanks so much!

1. Why do the roads have to be stripped every year?

Basically, it's a safety issue. The striping wears away due to traffic and weather. In addition to striping the speed humps/bumps which warn vehicles to slow down and avoid damage, the center-line striping helps keep traffic on its own side of the road and protects oncoming vehicles and pedestrians.

2. Why are there so many bank costs?

When the proposed budget for 2013 was laid out, the MA still maintained some accounts at Vantage West which did have service fees. Since that time, some accounts have been moved and the service charges have been lowered. In addition, bank costs include the cost of printing checks. The approximate costs were spread out across the year rather than arbitrarily placed in one month. Because the By-Laws and CC&Rs decide the timetable for the presentation of a budget, these bank costs are noted in the proposed budget. Any overage in the budget for bank costs will revert to the general fund and the 2014 budget will reflect those changes.

3. What is the "education" cost for?

In order to remain up to date on all of the changes in laws pertaining to homeowner associations, some Master Association Board members have been attending seminars and / or purchasing materials (with board approval) to be better informed. So many homeowners' associations are passé about the rules and have found themselves in deep trouble with the State of Arizona because of their inaction. I think we are very lucky to have conscientious people willing to use their time in this regard. Any unused money remains in the general fund and is part of the carry-over to the next year.

4. Why is the insurance so much, why is the D&O premium so high? Can we please have a copy of the policy? And would you accept our help in getting some bids for some more competitive policies?

Considering the size of the enclosed area of Dorado, the number of people entering and leaving through our two entrances as visitors or workmen or golfers, the necessity for liability and other coverage as protection for all of Dorado, and the litigious nature of the population, the insurance rates are, I believe, very reasonable. In my own association, we recently investigated insurance companies and found that many of the larger companies are not interested in working with homeowner associations because of questionable lawsuits filed by individual homeowners; because many State legislatures (Arizona in particular) are vehemently opposed to any HOA and have created some difficult laws; and because many homeowner associations are aging and the properties are falling into disrepair especially in these tenuous financial times. And, of course, as we have seen at both entrances to Dorado, the insurance covers the repair costs incurred by careless drivers.

According to our insurance agent, most insurance companies are raising the cost for D&O (Directors and Officers) coverage due to lawsuits against HOAs.

If you would be willing to form a committee and get bids for similar coverage from the required three companies, I would certainly welcome your efforts. I will ask Carmine for a copy of our current insurance policy for your edification.

5. How many backflows does the Master Association have? Does the City test all of them in the same month?

There are three backflow units in Dorado. They are tested at the same time per the City of Tucson's timetable. Last year the cost increased from \$44.00 to \$65.00 per unit plus some required repairs necessitated by age and unusually cold weather. In the past, the cost of the backflow was part of the Repair and Maintenance budget, but the management company coded it in a different way to be more specific and efficient.

6. What is the "gift" cost for?

Gifts are presented to members of the Master Association Board when they retire as a means of recognizing their service to the whole of Dorado. Other gifts have been presented to Linda the postal worker who has been assigned to Dorado for many years and to the Coyote Brothers for their service above and beyond their specific duties. The expenditure for gifts is voted on by the Directors each year. The amount set aside is simply spread out over the year rather than appearing as one lump sum in some arbitrary month. The gifts vary in amount from \$25.00 to \$50.00

7. How many parcels of land does the Master own? Have they considered having the parcels joined together to reduce the cost of property taxes to \$8 a year?

The Master Association owns 11 parcels. They cannot be consolidated because they are not contiguous. It is the same situation for folks who own several properties in the same subdivision.

8. What is "roads r&m"? The road committee proposal does not show a budgeted amount for this?

R&M stands for "repairs and maintenance." Money has always been set aside for the normal wear and tear on the roads. This has been a budget item since the beginning of Dorado and includes repairs after our monsoons, crumbling corners, damage caused by cracking and separating of the asphalt (which occurs as a result of rapid heating or cooling of the asphalt), and so on.

9. If there is no dues increase, why does the reserve budget say income from dues increase?

In 2010, for the 2011 budget year, the Master Association voted on a dues increase of \$17.00 per home specifically for the major repairs to roads which we know is coming. It was requested at that time that the \$17.00 be separated as a budget item and specifically designated for roads. That was the first increase in 15 years. No new increase will be forthcoming at this time and it's the hope of the Master Association Board that we can hold out until 2014 or 2015 with what has already been set aside for the major repairs to come.

HSL Development Update – Nov Dorado Master HOA Mtg – 11/14/2012

Latest events:

City Council voting on the PAD waiver at tonight's city council meeting.

Paul Cunningham contacted us to determine if we wanted him to vote for or against the waiver. Said he would get it on the record that the project must comply with the 1985 Agreement.

Once the city grants a variance, then the PAD document is written and presented to the City Zoning Dept. In the document is listed what can and cannot go on the property. I.e. No residential, no child-care, style of building, etc. Dorado will be involved in this process as to what they want or don't want.

At this point, they are **planning a 4 story, 140 room hotel.** 4 stories are o.k.'d in the 85 Agreement.

Golf Course Architect has walked the property and provided some input but not finalized yet.

Have talked to a developer interested in **developing office space** in the PAD but it might require too much parking.

Rick Engineering has been hired to do the survey and topography of the property. The will also assist in finalizing location on where the hotel will sit.

Omar has been in **discussions with Hilton** on the hotel site, etc.

DORADO COUNTRY CLUB ESTATES MASTER ASSOCIATION
Board of Director's Meeting

Eastside City Hall
Nov 14, 2012
6:30 pm

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 Report Linda Hitt

5. Committee Reports
 - A. CC&R/Landscape Compliance (Old Architectural) Linda Hitt
 - B. Budget Cindy Schiesel
 - C. Communication Darlene Jerome
 - D. Landscape Lynda Hubar
 - E. Roads Linda Hitt

6. Unfinished Business
 - A. Security in Dorado Linda Hitt & Carmine
 - B. HSL Development Darlene Jerome
 - C. 2013 Nominations & Election Linda Hitt

7. New Business
 - A. Survey of Block 60 Ted Goodrich

8. Confirm Date for Next Meeting: Dec 19, 2012

9. Adjourn Meeting