



Dorado Country Club Estates
Master Association

January 11, 2021

Hello, and hopefully a better New Year!

This has been a year none of us could have predicted. Perhaps pandemics are like 100-year floods since the last worldwide pandemic occurred between 1918-1920 due to the flu. Early in 2020, many regular monthly meetings were canceled due to the emerging worldwide Covid-19 pandemic. As the pandemic of 2020 progressed, the association transitioned our monthly board meeting into virtual meetings using technology from Zoom. Now, coupled with holding meetings remotely, the Master Association was presented with yet another issue of epic proportion, the golf course's conveyance from HSL. This issue was set in motion after a lawsuit 35 years ago. Together with the Executive Board and committee chairs, we offer the highlights of the year 2020.

BUDGET AND FINANCE COMMITTEE: *Chaired by Sue Teaney*

2020 Highlights

There have been 2 reserve accounts established by the Master Association over the past several years –

Road Reserve and General Reserve. Currently these reserve accounts are held at Vantage West Credit Union and CIT Bank (formerly Mutual of Omaha.) Although the committee looks for a high earning yet safe investment option for the reserve funds, few changes were made in the past year due to non-competitive interest rates.

A budget for 2021 was prepared by reviewing current budget line item amounts then adjusting as needed due to now known better information. A particular challenge in the budget preparation was taking into consideration unknown expenses that will be incurred in the conveyance of the golf course to the Master Association. As the governing documents do not allow for a special assessment, a budget increase was proposed which raised current dues by

the maximum amount allowed by state statute. This budget was passed by the directors. This dues increase (\$12,673) for 2021 is to be solely used for golf course related conveyance costs and will be reviewed at year's end as to whether or not the increase needs to stay in effect. Although reviewing insurance coverage is a function of this committee, the EOC was approached by one of the directors about the D & O liability coverage in light of the golf course conveyance. One question was if it would be more prudent to increase our coverage prior to taking title to the course rather than waiting until after and then risking possible non-coverage of a claim due to timing. The current golf course situation and our questions were presented to our insurance agent, and while he did not make a recommendation as to the timing of increasing coverage, he did provide costs for raising the current \$500,000 coverage to \$1M or \$2M. The EOC did approve raising the coverage to the \$1M level. This increased coverage raised this year's premium by \$493 which was prorated over the remaining months of the policy cycle. It was also discussed that perhaps it was time that the insurance be put out for bid which will be recommended to the 2021 Budget and Finance Committee.

The Landscape Committee: *Chaired by Trish Cheney*

2020 Highlights

- Limbs broke off from several aging trees. We lost a tree at the east entrance due to age. Replacement will happen once we know we are out of the drought.
- Javelina enjoyed eating some of our plants and we have gone to Javelina resistant plants.
- A vehicle struck our east entry tower, leaving the scene. We attempted to locate the vehicle with no luck. Repairs were made.
- Some Irrigation valves were replaced.
- After a ten plus month struggle with the City of Tucson they cleaned out the wash at the corner of Speedway and Kolb. This resulted in several homeless camps moving out.
- The homeless problem along the Dorado wall, for the time, has been eliminated. We worked directly with the police and they provided an email address for a quicker response than going through 911 when homeless set up camp against the wall. We

were also provided the name and contact information for the officer that is assigned to our neighborhood.

- Thank you to the many Dorado neighbors who were vigilant about reporting suspicious persons and vehicles within Dorado and the homeless activity along our exterior walls. Their efforts have helped in getting the word out that “we are watching” over our neighborhood. Please keep reporting suspicious persons, vehicles, activities, etc. It is one of the better ways in keeping DCCE a safe neighborhood.
- The Rosehill wash was cleaned out in December by HSL. It was long overdue, and we needed to remind them several times over the course of the year that it was needed. There were several homeless camps cleared out and the wash is now very visible.
- In November Joel Summer and his wife Rebecca Macko agreed to become co-chairs of the Landscape Committee. I know they will do a wonderful job and will enjoy working with Coyote Brothers.

The Executive Committee: *Chaired by Susan Knowles*

2020 Highlights

The committee met monthly throughout the year including the summer break to ensure the smooth operation of the community. The Executive board navigated through turbulent times of a pandemic, a golf course conveyance, and the sudden loss of financial management.

The Roads Committee: *Chaired by Linda Hitt*

2020 Highlights

1. Roads were swept two times in 2020. We have a new company to sweep the roads.
(Hurricane Sweeping)
2. Five Skin patches of asphalt were applied by Ace Asphalt in November. The patches will protect the road surfaces next to the curbs on Dorado Blvd for many years.
4. Concrete curb at the corner of Dorado Blvd and Calle Hermosa was repaired with a 9' section by 3' by 4". Cost was \$500.

Future Plans 2021

1. Roads will be swept at least two times in 2021.

2. Pot holes will be patched on Dorado Blvd by the roads committee.
3. Centerline striping will happen in March or April. Last striped in spring of 2019.
4. We are constructing a 10-year maintenance plan. Three paving companies are being contacted and asked to develop a long-term maintenance plan in order to keep costs at a minimum.
5. Concrete crossings for golf paths crossing Dorado Blvd were negotiated with HSL. (These will help keep the gravel off Dorado Blvd. The project has been delayed by Covid 19. HSL has guaranteed it will be completed before the golf course is conveyed to the Master Association.

The Safety and Communications Committee: *Chaired by Joel Summer*

2020 Highlights

Big kudos to our Dorado community for getting the word out of any suspicious activity or crime. Most every incident has promptly been reported to the Tucson Police Department as they should. And most every criminal activity has been reported on the Nextdoor Dorado website.

* License plate replacement: Beware! If you keep your vehicle parked outside, there have been reports of criminals removing your license plate and replacing it with another plate, ostensibly so the criminal can elude law enforcement.

* Homeless camps: After a lot of difficulty, the homeless camps behind the Care More and the Instrumental Music Store businesses just west of Speedway and Kolb have been successfully removed and the homeless have not come back. Likewise, the camp over the northwest wall (E. Pso Dorado) also seems to be gone.

* Stolen mail: Stolen mail still seems to be a sporadic problem. USPS and TPD are aware of the problem which has been exacerbated recently because many people are receiving their stimulus checks by mail. So, get your mail out of your mailboxes as soon as possible.

* Stolen packages: Again, this was a problem during the year, especially around the holidays. The pandemic has led to even more people receiving consumer goods by delivery all year long. Pick up your delivered boxes, have them delivered to a neighbor, or at a drop box.

* Vehicle break-ins: There have been a number of reported vehicle break-ins. These have all been reported to TPD and many have appeared on the Nextdoor Dorado.

* Illicit activity: Periodically, there have been reports of apparent illicit activity in some of the neighborhoods. The TPD has investigated and are keeping an eye on the alleged trouble areas. With the police presence, the number of junky vehicles and unsavory looking people has decreased.

* Protect your pets at night: Be very careful if you let your pets out at night to relieve themselves in open, unprotected areas. There are packs of coyotes, families of javelinas, and solitary bobcats roaming about in neighborhoods and on the golf course. These animals are nocturnal. Recently, a neighbor's dog was attacked by coyotes when the dog was let out to relieve itself about 8 p.m. in an unprotected backyard.

* Thrown fruit: At least one home in Block 60 has been pelted with fruit from vandals.

Golf Course Committee (Ad hoc) Chaired by Linda Hitt

2020 Highlights

I would like to thank all the members of the ad hoc Committee for serving this fall:

Dave O'Hern (Block 16), Eilene Johnson (Block 3), Dave Berg (Assoc. 2), Marcie Beggs (Block 17), Sue Bucurel (Block 1) Robin Buscemi (Block 16), Rich Robertson (Block 50), Joel Summer (Block 5), Susan Knowles (Block 3), Trish Cheney (Block 14), Sue Teaney Assoc. 2), and Linda Hitt (Block 1).

The committee was divided into three subcommittees:

- 1.) Inspection of the golf course
- 2.) Selection of Golf Course Operator
- 3.) Legal (to review contracts, perform negotiations, and make recommendations to the Board of Directors)

1. Inspection of the golf course

In the 1985 Revised Settlement Agreement and 2013 Revised Agreement, it specifies that in the event HSL conveys the golf course, it needs to be in the same condition that it was in 2013.

Therefore, the subcommittee performed a thorough inspection of the golf course, which was recorded into detailed report. Many deficiencies were found.

2. **Selection of Golf Course Operator**: Explore options of golf course operators that would:
- a. Work with the Dorado community to improve the course, and an operator that would be affordable for the Dorado residents.
 - b. Develop a Request for Proposal (RFP) containing a Triple Net Lease.
 - c. Determine companies/golf course operators open to using a Triple Net Lease.
 - d. Interview companies that matched up with the RFP.

After hours of research through phone calls and emails, the RFP was developed and sent to seven golf course operators. Five operators responded. Of the five, only one company met all of the stipulations of the RFP including a preference to enter into a Triple Net Lease without contingencies. The owners of the company were interviewed. Some committee members toured the golf course operator's present golf course. After the interview, touring their course, and extensive background research, the committee is in favor of entering into a contract with this golf course operator. This information will be presented at the January Board of Directors regular monthly meeting. Additionally, the committee will make a recommendation to the Directors for acceptance of the proposal from the golf course operator, after which the legal subcommittee will begin negotiations for a ten-year lease contingent upon Dorado LLC (HSL) conveying the golf course to the Dorado Master HOA Board.

The Legal Subcommittee is the only remaining subcommittee still active on the ad hoc Golf Course Committee. All contracts will be worked out by the Legal subcommittee members. Therefore, this subcommittee will remain active until all contracts are approved and signed. The Inspection and Selection subcommittees have completed their tasks and have been inactivated. A Permanent Golf Course committee will be selected Spring of 2021.

Respectfully submitted,

Susan Knowles

President

Master Association

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