

DORADO COUNTRY CLUB ESTATES
RULES COMMITTEE
YEAR IN REVIEW
2025

The Committee work from 2024 continued into 2025 with the revision of the proposed CC&R document. The text of the document was pretty much complete; now it was time to inform, publicize, and educate the public of its contents prior to voting on it. The final date for voting had been set for midnight, April 30, 2025.

In January 2025 the online voting package was sent to those homeowners for whom email addresses had been provided. A week later ballot packets were being delivered to all homeowners via USPS.

Informational meetings were held and homeowners were encouraged to attend and to bring their questions. Approximately 20% of Dorado homeowners attended at least one of the informational sessions held between mid-January and mid-March. A very common comment from attendees was that they learned something about Dorado that they didn't know before.

Email blasts were sent to Directors reminding them to encourage their residents to attend an informational meeting and to vote. They were also encouraged to publicize the CC&R vote in their neighborhood newsletters and at board meetings. Ballots were available to replace lost or destroyed ones if necessary.

Sandwich boards with voting information messages were displayed along Dorado Blvd. and the messages were changed on a regular basis.

Postcards were mailed to homeowners who had not yet voted, and ballot packages were delivered to new homeowners who had not been included in the initial distribution.

With two weeks left in the voting period, a list of homeowners who had not voted was sent to each sub-association with a request to contact those within its sub-association who still had not voted. While volunteers did help, it was primarily committee members making phone calls and knocking on doors to encourage the non-voters to get their ballot submitted.

At midnight on April 30 the voting to amend and restate the 2005 CC&R closed. After all paper ballots and online information had been compiled, it was determined that the effort to amend and restate the CC&R document had been unsuccessful.

This meant that the 2005 document remained in place and among other things, years of deferred maintenance on common area projects will most likely continue to mount, updated laws that may have affected our CC&R document and provisions made for technological advances will not be addressed and the binding agreements made during the past 20 years will still not be acknowledged in the CC&R document.

Once the committee had the opportunity to analyze all of the data, it was determined that the CC&R effort was unsuccessful, not because it was a bad document, it achieved an almost 75% approval rate, but because not enough people had voted. The recommendation of the Rules Committee was that the Board decide when to put it out to vote again. After the Directors had polled their Boards, a majority thought the document should go out for vote again.

The Rules Committee then sought direction from the Directors offering three options:

- To resubmit the proposed document *unchanged* for another vote in early 2026,
- To *revise* the document based on feedback from board members and homeowners then submit this revised CC&R document to the homeowners for a vote in 2026, or
- To abstain from voting

A majority of the Directors voted to have the proposed 2025 document revised based on feedback and to send it out again for a vote in 2026. The Committee concentrated on the Special Assessments and Capital Contribution Fee portions as these had been the most problematic for most homeowners.

The Committee worked on the text and the instructions for accessing the proposed revised sections posted on the website. There was also a public comments period closing November 30, 2025 offered.

Comments received from the public comments period were disappointing, however, the Committee again revised the Special Assessments section.

As of this writing the documents are being prepared for Director review and approval. Once this happens, the committee will obtain attorney approval for compliance, and the voting process will commence once again.

Sue Teaney
Rules Chair
1/19/25