

DORADO MASTER ASSOCIATION
RULES COMMITTEE

Committee Report for January 21, 2026 Master Board Meeting

The Committee met on December 10 to review the comments that had been submitted during the CC&R public comment period that closed 11/30/25.

Only eight owners from four sub-associations submitted comments – some multiple times. Unfortunately, there were few constructive ones. Some just involved the routine standing on the soapbox complaints that we've heard over and over. Another dealt with taking on provisions in the "Restrictions" Article where this person's own sub-association's rules are more stringent than those being proposed – obviously a sub-association not doing its own enforcement job.

The most helpful comments concerned Section 3.2 Special Assessments. A sticking point is allowing Directors, not Lot Owners, to approve Special Assessments under \$500 per Lot. Lot owners expressed mistrust of their sub-associations' representatives to the Master Association and dissatisfaction with the current BOD voting process. (Approved by homeowners when the current Bylaws were approved in 2009.)

Another concern is that it should be the responsibility of the Master Association, not the sub-associations, to collect Special Assessments.

Committee discussion centered around whether to keep the Special Assessments section or eliminate it. If it was kept, it would need to be revised.

Based on comments received and discussion, it was decided to keep the section and revise it:

The Board may levy a Special Assessment for the following purposes:

- Capital improvements
- Defraying, in whole or in part, the cost of any construction, reconstruction, unexpected repair, replacement, or improvement in the Master Common Areas
- Addressing unforeseen expenses

Special Assessments must be approved by the vote of the Owners of not less than fifty-one (51%) of the Lots. The Master Association Board shall be responsible for the collection of Special Assessments. The manner of collection and due date shall be determined before Lot Owners are asked to vote.

Revised Timeline:

Need to go back to the Board? Need to present the proposed Special Assessment section revision to the BOD and ask Directors if they want to proceed to the next steps of attorney review and preparation of the ballot package.

In the Rules Committee report for the next BOD meeting on January 21, 2026, describe the comments received and decision to further revise Section 3.2 Special Assessments. Provide links to a redlined version of the proposed amended CC&R document, a “clean” version, and a summary of changes. Let Directors know that in February, they will be asked to vote on whether or not to proceed to the next steps.

If Directors vote to proceed, they will need to submit current homeowner contact information.

Attorney Review: ask if the attorney will be able to complete a review of the changes within two weeks. The changes include four additional recitals, updated table of contents, and revisions to the Special Assessment and Capital Contribution sections (Sections 3.2 and 3.7).

Sub-association of current homeowner information: give heads up at January 2026 BOD meeting and set deadline at February 2026 BOD meeting.

Send voting information to Lot Owners: send via USPS and email. Recommend mailing to domestic addresses only and determining if it is possible to re-issue online voting credentials to those who misplace their paper ballot and email with online voting instructions.

Respectfully submitted,

Sue Teaney

Rules Chair