

EXECUTIVE COMMITTEE REPORT
February 2026 Monthly Meeting

The EOC has met three times since the January 21 BOD meeting.

JANUARY 28, 2026

EOC PERSONNEL

Since we have a change in EOC members, the meeting schedule was revisited and changed to the first Thursday of each month – 10 AM – and will rotate locations.

With the change in members, committee assignments have changed. They now are: Budget & Finance (Rich), Landscape (Rich), Roads (George), RHW (Rich), Rules (George), Walls (George), Social (Rich). Sue is an ex officio of every committee.

Reactivating the Land Use and Design Review Committee (combine) because PAD is actively being marketed was discussed. Past committee members will be contacted and queried as to whether or not they would be interested in joining or at least serving as “counsel.” Current residents who might be interested in serving will also be sought out. A committee charter will be drafted.

The search for an EOC secretary continues although documents will be reviewed to determine whether the president can appoint one until the next election. Sue will also talk with Kathy Yackinin who received a write in vote at the recent election.

TREASURER BANKING CONSIDERATION

If we move our business to PNC, we wouldn’t want to transfer the CD until it matures. The BOD will be advised that we are planning to make some banking changes at the February meeting. The B&F Committee will also hold a meeting to review these actions.

Ellen updated her “crosswalk” of the Chart of Accounts and sent a copy to all.

COMMITTEE UPDATES

Landscape: The committee is ready to make a recommendation. It is time sensitive as the Coyote Bros.’ last day is 2/23. We need a 10-day notice to call a Special meeting to approve a new landscaper before the regularly scheduled February meeting.

Rose Hill Wash: There has been no word from the City since October, and the feeling is we’ve done all that we can thus far and it is up to them to contact us at this point.

Rose Hill Wash, con't

We talked about a wash clean up day before Brush and Bulky comes but there doesn't seem to be enough time to get together an organized effort. We will talk with Viki Trask about a cleanup effort later in the year.

UNFINISHED BUSINESS

A presentation to Directors/Presidents/Homeowners of Dorado history and responsibilities is still a goal. It perhaps could be coordinated with a Mulcahy Boot Camp presentation. (An anonymous donor has offered to pay for this!)

Tailoring the presentation to us and starting with the Articles of Incorporation might be a great starting place and to stress the importance and purpose of MHOA – more so than the committees.

The Block 50 Ad Hoc committee NDA questions seem to be answered for the moment. The exception for requiring the NDA was presented to them and Sue told them that current EOC members had not been involved or informed. The explanation was that it is related to litigation and offered the GG attorney as an additional resource for further questions.

We are waiting for updated golf course rules.

We will share our latest record retention information and brief the Directors.

NEW BUSINESS

Robyn (Pittman) is willing to convene a President/Director group to share common issues and resource information.

Responsibility of disclosure information e.g., floodplain. A seller of a property is responsible for providing disclosure information so it was felt that we did not need to have anything front and center. However, it is important that contact resources to obtain such information are available and current in order for such information to be obtained. (Refer to Realtor section on the Master website.)

As there is not currently a committee secretary, Sue and Ellen will share that responsibility and hopefully will be able to find some valuable AI assistance to utilize.

Preparing the draft agenda for the next BOD meeting in February was tabled until the next EOC meeting scheduled for Thursday, February 5, 2026.

FEBRUARY 5, 2026

The Committee met on February 5 to continue discussing/updating issues raised during the January 28 meeting.

EOC PERSONNEL

Sue did talk with Kathy Yackanin about filling the EOC Secretary position, but she declined. As she is new in the director position, she felt that was where she needed to focus her attention at this time.

Ellen is getting up to speed on web management and alias/distribution management during the secretary vacancy.

It has been discovered that many of our documents do not have the current Master Association address. At the time a document was implemented the Master did not have its own address so the address on the document was usually that of the current EOC officer. This information is being updated as it is discovered. We also need to shift all vendors to an alias email address (Treasurer@, Secretary@, etc.)

TREASURER INFO/UPDATES

It was agreed that access card number/information should be controlled and limited. The number of signers on the bank accounts was discussed. Currently, there are three, but it was agreed that the more there are, the more exposure to the accounts exists. This is something that will need clarity through the governing documents.

Ellen has made contact with two possible tax return preparers – she will be interviewing one of them on 2/6.

COMMITTEE UPDATES

Landscape: The Committee is ready to make its recommendation and has prepared its motion. However, there won't be the need for a special meeting as the company, if selected, has agreed to accept short notice to begin work.

Rose Hill Wash: George Hill, chair, has brought Rich, former chair, up to date. There still has been no contact with the city.

Roads: Deb Yob, chair, wants to get started on shoring up the slope on Hole #6 – refer to 11/25 Roads Report. Generation Golf had previously moved the rocks to the work location as a courtesy. Work is scheduled for Friday, 2/14, 9 am. Deb is to be contacted if one cares to help. If no interest is shown, the issue will be dropped.

Rules: The committee met on 2/4. The committee's position now is that "you told us to go ahead and revise." We've done that by tackling the most problematic area of the document and then asked you to consult with your Boards and residents about the proposed changes. The committee is getting lots of new questions/suggestions NOW that weren't asked during last fall during the public open comment period.

The committee has prepared the motion that will be presented at the February meeting. The Board was informed that a vote would be taken in February - someone needs to make the motion that the revisions be sent to the attorney for review before the document is sent out for another vote.

Land Use – DRC: The composition of the committee was discussed. It again was determined that strong voices were needed on the committee as well as the experience of past members. It is not realistic to fill two committees; thus, it would be best to combine Land Use and Design Review. Rich produced a draft of the committee charter.

Robyn has a contact at the City who is familiar with PADs who advises activating the committee ASAP. The City says HSL can't do anything at the PAD without the City/Dorado approval per the 2013 settlement and PAD agreements. Immediate concerns are about property line setbacks and ingress/egress – the MHOA should keep control of the front entrances. Frank Arrotta (Block 5) has contacts who can help us.

Walls: Julia Butler (Block 3) and her group of "angels" (a Dorado group of residents often seen picking up trash, pulling weeds, painting over graffiti, etc.) has requested reimbursement for bags, gloves, and weed killer to support their ongoing work. The committee decided to reimburse (not for the weed killer – the landscape committee is contracting to have the weeds destroyed) but Julia will also be informed that technically, they should be on a committee in order to seek and receive reimbursement. The wall committee would be suggested as this also now includes hard-scape and these types of projects are what the group has worked on in the past.

UNFINISHED BUSINESS

Presentation to Directors, et al regarding Dorado history: There has been enthusiasm expressed about having a Mulcahy boot camp and Dorado history presentation. Sue will sit down and go through the details.

Attorney Review of the Golf Course Lease: Information and discussion have occurred between the attorney and Sue. It had been hoped that all Directors would have been in place when the information is presented but it doesn't appear that it will be possible so there will be an Executive session for Directors and EOC members only following the February general meeting.

Golf Course Complaints and Updates: Sue met with Chuck to request a new golf course rules document – Rich requested to be a part of the conversation in the future. The Rules were received but there were some things that were not included that previously had been discussed, some typos, and no date on the document. These issues will be directed to Chuck and Alex (since she sent the document) for clarification.

Record Retention Guidelines: There needs to be some clarification on issue security. We will submit a question to the Mulcahy Law Firm's First Friday.

NEW BUSINESS

Common Issues: Robyn will pursue with creating this group.

Disclosure Issues: Responsibility of a seller when listing property

OTHER ADMINISTRATIVE

The draft of the Regular monthly and Annual meetings is available. They will be reviewed and edited by Ellen and Sue. The draft agenda for the February meeting was prepared.

Next EOC meeting – 3/5/26

FEBRUARY 12, 2026

Administrative/Agenda Planning: Although not a scheduled EOC meeting, some members were in attendance at another committee meeting and Sue informed the members that some of the “nitty gritty” tasks needed to be assigned since there had been EOC and director changes.

Although Robyn is no longer on the EOC, she has volunteered to help with administrative tasks until a secretary is on board. She will certify a Board meeting quorum. A Directors/Alternates list is needed, and she will attempt to update this. We assume there is a template which will also need to be updated.

Ellen will get the template from David (Bills) to update the distribution list information as updates are submitted. She will also post the Agenda and Minutes to the website.

Sue will build the Board packet. One change in policy will be that the Board packet will only be mailed ONCE. A last-minute reminder will be sent on the day of the meeting that will include the agenda and will allude to when the packet was sent.

Robyn, Ellen and Sue will all work to create and edit the monthly meeting Minutes until the secretarial position is filled.