

EXECUTIVE COMMITTEE REPORT  
Prepared for Monthly Board Meeting – May 20, 2026

The EOC met on May 5, 2026.

### **EOC PERSONNEL**

The Secretary and 2<sup>nd</sup> V-P positions remain unfilled along with the 1<sup>st</sup> V-P position with the resignation of George Erdelyi. The term “receivership” had been brought up at the last general meeting; however, it was decided that more research needed to be done before we could seriously assume this might be an option. After researching, the consensus was that receivership was most probably not an option because we are a Master Association and recruiting Board members or financial insolvency, the two most common scenarios where receivership becomes a possible legal remedy, are not applicable in our case.

That said, we definitely need volunteers to step up and fill these vacancies. A joint communication was drafted describing the governance of Dorado Country Club Estates which will be provided to each director to disseminate to his/her homeowners. If these positions are not filled, it will most probably be up to the Board of Directors to assume the jobs normally covered by EOC personnel.

### **ADMINISTRATIVE FUNCTIONS**

- *ACC Filing* – The ACC report has been timely filed.
- *Realtor Information* – Marcie’s name has been removed and has been replaced with [Secretary@Doradohoa.org](mailto:Secretary@Doradohoa.org). Someone will need to monitor this on a regular basis. We learned our bookkeeper uses an outside firm (Homewise) when asked to provide seller information. We will again review statute requirements and most likely will provide information based on how we understand the requirements.

### **ITEMS RAISED AT 4/15/26 BOD MEETING**

- *Fire Hydrant Inspection* – Sue spoke with Linda Hitt of the Landscape Committee. Linda has been unable to get inspection information and instead continues to get the run-around. She contacted fire departments and the water department and reported she was to call 3-1-1.
- *Trespass Letter* – The recent occurrences of stolen items and harassment incidents raised the issue of making sure our trespass information on file with Tucson Police is current. The forms are being completed and Joel Summer, a former coordinator of this project, has again agreed to take care of this responsibility.

- *East Entrance Ground Level Lighting-Solar Lighting* – It was determined that just painting the curb with reflective paint is not really a solution since everything is still at ground level. Solar lights have been made available, and we will try them on a trial basis to determine if this will solve the visibility problem before permanently securing them into the ground. We’re hoping they won’t be “rehomed” in the meantime!
- *Is insurance needed to cover Reid Park Zoo workers harvesting the branches and plants for the zoo animals.* Sue spoke with Stu Lewis, our State Farm Insurance agent, about this. He said that because these workers were neither our employees nor contract laborers, he saw no need for us to insure them. They should be covered by their employer.

### **TREASURER INFO/UPDATES**

- *Tax Return/Return Preparer* – The tax return was timely filed even with the relatively short preparation period the accounting firm was given. We are pleased with their professionalism and responsiveness. We do need to complete and file a change of address form using the Dorado Club Drive address.

### **COMMITTEE UPDATES**

#### *BUDGET AND FINANCE*

- They will be presenting a report at the May meeting alerting committee chairs to begin thinking about budget preparation which starts in August. Additionally, any material increase requested must be substantiated.

#### *LANDSCAPE*

- The Committee has been pursuing additional services available through Santa Rita Landscaping, namely the arborist and the irrigation people. They are expecting feedback soon to evaluate what needs to be done and information to bring to the Board.
- A “chain of command” still needs to be established regarding communicating problems needing attention and how to proceed “up the ladder” with them.

#### *ROADS*

- Debbie Yob has resigned as chair of the roads committee due to health reasons.

#### *ROSE HILL WASH*

- The contract with the University of Arizona has been signed. Dr. Duan and her assistants will be here on 5/8/26 to meet with committee members and to begin work related to the Rose Hill Wash.

## **RULES**

- CC&R – The attorney review has been completed and again, everything appears to be in good shape. In the meantime, additional information was suggested by two of the sub-associations related to the Rose Hill Wash which the committee considered and incorporated into the document.
- Homeowner information has still not been received from 3 of the sub-associations. Reminder notices will be sent if not received in the next 5 days.

## **SOCIAL**

- Pizza will be provided for the Generation Golf staff on May 1 to show our appreciation for the hard work they continuously do in improving and maintaining the golf course. This will mark the 5<sup>th</sup> year of our relationship with Generation Golf.

## **UNFINISHED BUSINESS**

### *Golf Course Complaints and Updates*

- Suggestions for a Golf Course Rules and Regulations document have been submitted to Chuck and Alex for their consideration.

### *Record Retention Guidelines*

- We will investigate reorganizing by “treatment” not by document type (permanent, time specific, paper vs electronic, etc.)

### *Presentation to Directors, et al of Dorado History and Responsibilities –*

- We plan to pursue Mulcahy Boot Camp or maybe just hold a simple meeting with new directors – depends on time availability.

## **NEW BUSINESS**

### *Solicitations Within Dorado*

- Homeowners in several of the sub-associations were approached/contacted by persons apparently gathering opinions related to prioritizing city issues. Homeowners will need to be made aware/reminded they do not need to participate in this type of canvassing and that it is not allowed in Dorado.
- A director inquired about political canvassing since elections are approaching. Statute does allow for this (A.R.S. 33-1808 H) with exceptions. Clarification of Dorado notification will be pursued thru a First Friday Call In session with the Mulcahy Law firm.

## **OTHER ADMINISTRATIVE**

- Discuss with Directors about meeting in June, July and August (will require a motion if decision is “no.”)
- Inform directors about new law effective April 28, 2026 relating to open meetings and executive sessions.
- Review/edit Minutes from 4/15/26 BOD meeting
- Prepare agenda for 5/20/26 BOD meeting
- Consider calling Executive Session

Next EOC Meeting - TBD