

**DORADO BLOCK 70
ANNUAL MEETING
JANUARY 31, 2023
EAST SIDE CITY HALL**

Call to Order: Rosemary Ferrell, Vice-President, called the Annual Meeting to order at 6:09 PM at East Side City Hall, Room A.

Board Members Present: Rosemary Ferrell, Vice President; Larry Schloss, Treasurer; Stephanie Marsden, Director

Board Members Absent: Eddie Nordstrom, President; David Cohen, Director

Homeowners Present: David & Martha Bills, Linda Crites, and Allyson Armstrong. Linda Crites decided not to run for the HOA Board this year. The Block 70 HOA Board thanked Linda for her years of service to the community.

Property Management Representative: Carmine Carriero from Expert HOA Management, LLC.

Confirmation of Quorum: Carmine Carriero and Larry Schloss confirmed quorum had been met.

Introductions: All those present introduced themselves and gave their addresses.

Annual Minutes: The minutes from the Annual Meeting held in January 2022 were presented for approval, a motion was made to approve, motion was seconded, and unanimously approved.

Nominating Committee: Larry Schloss reported the committee was made up of himself, Rosemary Ferrell, and David Cohen. He explained letters were sent out to homeowners for nominations. The nominating committee received letters back from Frank Brown, Stephanie Marsden, and Eddie Nordstrom.

Ballot Results:

Frank Brown: 21 for, 0 against.

Stephanie Marsden: 21 for, 0 against.

Eddie Nordstrom: 21 for, 0 against.

A motion was made to accept the election results, the motion was seconded, and approved unanimously. Officers will be selected at the Block 70 HOA Board Meeting in February.

Treasurer's Report:

- ❖ Income collected July 1, 2021 – June 30, 2022, totaled \$61,365.62.
- ❖ Expenses for the same period totaled \$77,564.68.

- ❖ Larry Schloss reported the Master Association increased dues \$27.00 per homeowner, to \$142.00. Master Association dues have increased each year for the past two years. \$142.00 of each Block 70 homeowner's annual dues of \$800.00 goes to the Master Association.
- ❖ For the past three years, the Block 70 HOA has operated with a ~\$16,000.00 deficit due to the continued operational costs of the pool, landscape and common area maintenance. The Block 70 HOA Board terminated the Coyote Brothers contract, and hired Landtamers Landscaping, though landscape maintenance costs doubled as a result of doing so. The streets were seal coated in 2020, at a cost of ~\$16,000.00, and in 2021 the Kool Deck surrounding the pool & spa was resurfaced. Utility bills continue to increase, so the board is experimenting with irrigation, keeping the water off for a month in the winter, to see what the impact is on the bill.
- ❖ The Block 70 HOA Board will revisit installing an automatic filling device at the pool.
- ❖ The Block 70 HOA Board will be evaluating the need to increase dues, effective July 1, 2023. Please watch for dues statements to arrive in the postal mail in June.

Vice President's Report:

- ❖ The Block 70 HOA Board continues to meet monthly via Zoom. Meetings are generally the second Thursday of the month.
- ❖ The minutes from these monthly board meetings are posted at the pool & spa bulletin board and include the date of the next monthly board meeting. Information is also available on the Dorado Master Association website, (doradohoa.org), or by calling Expert HOA Management, LLC.
- ❖ This spring, the Block 70 HOA Board will sponsor the annual BBQ.

Master Association Report:

- ❖ The payment plan continues for legal expenses associated with the purchase of the golf course. Payments are ~\$1,000.00 a month and are interest-free.
- ❖ Brent Lingel, owner of Generation Golf, LLC, who also owns Rolling Hills Golf Course, reported increasing numbers of golfers using the Dorado Golf Course.
- ❖ Generation Golf, LLC, raised ~\$68,000.00 for the Ronald McDonald House this year.

Open Forum:

Questions from several homeowners were taken by the board.

Block 70 HOA Board Meeting dates and minutes are posted at the pool & spa bulletin board. These meetings will continue to be held via Zoom, (until further notice). Please call or email Expert HOA Management, LLC, for the Zoom link.

With no further business to conduct, the meeting was adjourned at 7:02 PM.