

AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
DORADO COUNTRY CLUB ESTATES IMPROVEMENT ASSOCIATION #1  
WRAP UP REPORT  
MAY 21, 2025

At midnight on April 30, 2025 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DORADO COUNTRY CLUB ESTATES IMPROVEMENT ASSOCIATION #1 had been unsuccessful...

This means that the 2005 document remains 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.

Many of you don't know the history of this endeavor. Briefly,

The work of the Rules Committee originally commenced in 2021. At that time the Committee tackled several areas such as statute compliance, association policy and audit procedures. In April 2022, however, the focus of the committee solely was channeled to the governing documents, which consist of the CC&Rs, the Articles of Incorporation, the By-laws and a support document known as the DCCE Master Association Board of Directors and Committee Charter. All of the documents were reviewed by the committee, and it was discovered that it was not unusual to find inconsistencies and/or conflict among the documents. In June 2022 the decision was made to focus solely on the CC&R as this document ranks as the highest in authority following Federal, State and local statutes.

This decision was not without its challenges as well. The CC&R document didn't just need

to be revised; a whole overhaul was warranted since the last revision had been done in 2005.

State statutes were reviewed to determine if provisions needed to be expanded on in our own CC&R. Committee members listened to webinars and attorney call-in sessions to learn of such topics.

Documents from other homeowner associations outside our community were obtained and studied for comparison purposes but also to determine if there were provisions in theirs that should be considered in ours.

Provisions for technological advancements since 2005 that might affect our community needed to be drafted. Additionally, changes had occurred in our own community that needed to be addressed, e.g. the acquisition of the golf course.

The committee initially met on a monthly basis but when confronted with more urgent issues, bi-monthly and even weekly meeting sessions were not unusual.

All Directors and Presidents were invited to an in-person meeting held on March 8, 2024 in order to be updated on the committee's work. A presentation was made outlining the proposed changes to the CC&R. The attendees were then requested to take the proposed document to their own BOD for review and discussion. Written input was solicited from this group, and they were told that where possible, their input would be incorporated into the document. They were also made aware that committee members were always happy to meet with them and to answer questions.

The committee had determined that the best way to manage Sub-association feedback was to develop a matrix to keep track of the information in an organized manner.

In total 185 comments/suggestions were received. Some were of a minor nature e.g., punctuation or spelling, but every comment or suggestion was documented on the matrix. Some suggestions were accepted, and others were not, however, a reason was given for each acceptance or rejection.

The committee then returned to work revising the CC&R document based on the feedback it had received.

The Directors and Presidents convened again on September 13, 2024. A brief review driving the CC&R update project (deferred infrastructure maintenance, legally binding agreements, law changes and new technological development) was presented. A summary was given of the Rules Committee's work to date. The next topic focused on the voting process timeline. A mock-up version of the ballot package and an overview of options for ballot distribution were presented. Options included a do-it-yourself or using a

third-party vendor. Regardless of the option used, Directors would play an important role in providing “good” mailing addresses for property owners and tracking the return of the ballots.

The meeting then focused on the information from the feedback matrix which all had received. There was a question-and-answer period and although there was occasional displeasure with some of the committee’s decisions, the attendees were reminded that the CC&R document was prepared with the focus always to be on protecting the investment of property owners, both individually and collectively, and to reduce fiduciary and legal risk.

Shortly after this meeting, the CC&R document and a sample ballot were sent to the attorney for review.

While waiting for the attorney’s feedback, several events took place:

The decision was made to outsource the voting process to Page Per Page, a firm in Chandler, AZ who met the requirement the committee sought regarding voting. Page Per Page could provide online voting as well as voting by paper ballot services and in providing relevant data.

Another committee decision made was that in order to involve the Sub-associations in the voting process, each was asked to submit the name of a homeowner in its association to serve as Ballot Coordinator (later changed to Ballot Auditor,) These people would meet four times during the voting cycle (usually the last day of the month except for the last time) to count and tally the paper ballots that had been received during the month.

And yet another event that happened was that the website was updated to include a section totally devoted to the CC&R proposed revision. Besides a copy of the proposed document, there were FAQ pages that were constantly being updated, a place for the latest CC&R news, a meeting and events calendar and a place where questions could be submitted.

Finally, the attorney’s review of the document and the ballot were received. Minimal changes were suggested with the attorney stating “we believe your draft is in good shape overall.” The committee believes because of its hard work and attention to details, we most likely saved money because the attorney needed to make so few recommendations.

Incidentally, the total cost of the proposed CC&R revision came in under budget.

AT LAST! All tasks have been completed and it's time to launch the proposed CC&R ballot package.

On January 8, 2025 the online 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.

JANUARY 8 – APRIL 30, 2025

Publicizing the document was done in several ways:

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 (some attended more than once) 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 the 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 newsletter 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. As the voting deadline was getting closer, signs reminding homeowners to vote were attached to the stop signs on Master roads.

An informational/reminder table was set up at the Saint Patrick's Day social event and several ballots were secured there.

On April 1 postcards were mailed to homeowners who had not yet voted reminding them to please do so.

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 the homeowners who had not voted was sent to each respective sub-association with a request to contact those 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.

IN CONCLUSION---

Thank you to all who assisted us in this endeavor. Whether it was obtaining homeowner information, securing ballots, serving as a ballot auditor and everything in between, your assistance was greatly appreciated.

FINALLY,

There is no way to compute the volunteer hours of the committee members.

A conservative number of hours spent in work session meetings alone computes to 214 – PER PERSON.

Not included is the time spent on major research, attorney zoom sessions, Master Committee reports, note taking reports, setting up and taking down materials for presentations as well as the presentation preparation itself, creating sandwich boards and other signs, the putting up and taking down of same, and the list goes on.

However, this is a group that truly believed in the cause of amending and restating a 20-year-old document and making it relevant to TODAY'S Dorado Country Club Estates Improvement Association #1.

Respectfully submitted,

Sue Teaney, Chair