

DORADO MASTER ASSOCIATION  
RULES COMMITTEE

Committee Report for September 17, 2025 Master Board Meeting

At the August 20, 2025 Board of Directors meeting, the Rules Committee sought direction from the Directors on whether or not to proceed with updating the 2005 CC&R document as the attempt to pass the 2025 proposed revision of it had been unsuccessful. The options included:

- To resubmit the proposed 2025 document *unchanged* to the homeowners for another vote in early 2026,
- To *revise* the 2025 proposed version of the CC&R document based on feedback from board members and homeowners and then submit this revised CC&R document to the homeowners for a vote in early 2026, or
- To abstain from voting

A majority of the Directors voted to have the 2025 proposed document revised based on the feedback received and to send it to the homeowners again in early 2026.

The Committee concentrated on the Special Assessments and the Capital Contribution Fee portions of the document which had been the most problematic for most homeowners. These proposed revisions will be discussed at the September 17 Board meeting after having been made a part of the meeting packet for that meeting and for the Directors to review prior to the meeting.

Other changes to the revisions include four additional Recitals discovered after the January 2, 2025 version of the CC&R document and updating the Table of Contents page numbers which changed after the revisions were made.

Attention was then directed to the Summary of Changes pages and adding a Disclaimer to that document. This document along with a clean and a redlined version of the entire document plus a new feedback submission form for homeowners to provide feedback during the public comment period will all be posted on the Dorado HOA website shortly after the September 17<sup>th</sup> board meeting.

Respectfully submitted,

Sue Teaney

Committee Chair

# CC&R Amendment Roadmap - Next Steps

This page was created so each of the twelve directors can provide unambiguous guidance to the Rules Committee regarding the need to update the existing 2005 CC&R document. After carefully reviewing each director's feedback regarding the recently concluded election to amend the 2005 CC&R document, the committee formulated two (2) potential options, (described below).

Please choose the option most aligned with the feedback collected from the homeowners in your respective Sub-Association. The Rules Committee will use the outcome of this vote - to be taken during the August 20th, 2025 board meeting - as guidance for future plans regarding the need to update the CC&R document.

## Option 1 - Proposed Timeline

Resubmit the 2025 proposed CC&R document unchanged to homeowners for another vote in early 2026.

Start Date	Activity Description
Aug 1, 2025	Submit funding request to Budget & Finance Committee for inclusion in fiscal 2026 Master Association budget.
Dec 1, 2025	Deadline for sub-associations to submit current homeowner contact information so ballot packages can be printed.
Jan 1, 2026	Ballot packages are submitted to USPS for delivery, online voting information sent via email to homeowners.

## Option 2 - Proposed Timeline

Revise the 2025 edition of the CC&R document, based on feedback from board members and homeowners, then submit the revised CC&R document to homeowners for vote in early 2026.

Start Date	Activity Description
Aug 1, 2025	Submit funding request to Budget & Finance Committee for inclusion in fiscal 2026 Master Association budget.
Sep 15, 2025	Present revisions to board of directors for review/comment.
Sep 30, 2025	Post CC&R document, including a summary of changes, on Dorado HOA website. Send notice to homeowners.
Oct 1, 2025	Public comment period, lasting 30 days, begins. Homeowners are encouraged to review document and supply feedback.

Nov 1, 2025	Submit CC&R document to attorney for legal review.
Dec 1, 2025	Deadline for sub-associations to submit current homeowner contact information so ballot packages can be printed.
Jan 1, 2026	Ballot packages are submitted to USPS for delivery, online voting information sent via email to homeowners.

**Option 1**

- Village A
- Association 2
- Association 3
- Block 3
- Block 4
- Block 5
- Blocks 9 & 10
- Dorado 14
- Block 17
- Block 50
- Block 60
- Block 70

**Option 2**

- Village A
- Association 2
- Association 3
- Block 3
- Block 4
- Block 5
- Blocks 9 & 10
- Dorado 14
- Block 17
- Block 50
- Block 60
- Block 70

**Abstain**

- Village A
- Association 2
- Association 3
- Block 3
- Block 4
- Block 5
- Blocks 9 & 10
- Dorado 14

- Block 17
- Block 50
- Block 60
- Block 70

**Choose recipient(s)**

- elections@doradohoa.org

**Subject:** Form message: CC&R Amendment Roadmap - Next Steps  
**Date:** Wednesday, August 20, 2025 at 8:38:39 PM Mountain Standard Time  
**From:** Dorado Country Club Estates <no-reply@doradohoa.org>  
**To:** Recipient <elections@doradohoa.org>

# Dorado Country Club Estates

## New submission

A visitor submitted a message via the form on the page named "CC&R Amendment Roadmap - Next Steps." Here's the information they provided:

**Option 1:**

✓ Association 3

**Option 2:**

✓ Village A

✓ Association 2

✓ Block 4

✓ Blocks 9 & 10

✓ Dorado 14

✓ Block 17

✓ Block 60

✓ Block 70

**Abstained:**

✓ Block 3

✓ Block 5

✓ Block 50

---

**Selected Recipients:**

- [elections@doradohoa.org](mailto:elections@doradohoa.org)
- 

*This form was submitted by a member logged in as **David Bills**.*

Delivered by [HOA Express](#)  
1350 Rayford Park Rd. Suite A, Spring, TX 77386

You are receiving this because it is a required message about your account

COPY FOR MEETING MINUTES

## Proposed Revisions to CC&R Document dated January 2, 2025

1. Four additional recitals will be inserted into the Recitals section. These four recitals were discovered after the January 2, 2025 edition of the CC&R document was distributed to homeowners and should be included in any updated version of the CC&R document for the sake of completeness.
2. The Table of Contents page numbers were updated after revisions were made to the CC&R document.
3. Revisions to Special Assessment section and Capital Contribution Fee section below:

### Original:

Section 3.2 Special Assessments. The Board may levy Special Assessments for the following purposes:

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

Such construction, reconstruction or improvement requiring a disbursement by the Master Association in excess of ten thousand dollars (\$10,000.00) in any one calendar year must be authorized by a vote of fifty-one percent (51%) of the Directors. The percentage will be based on the number of Lots represented by the Directors. The Board shall determine the due date of the Special Assessments.

### Revised:

Section 3.2 Special Assessments. 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 of Five Hundred Dollars (\$500.00), or more, per Lot must be approved by the vote of the Owners of not less than fifty-one percent (51%) of the Lots.

Special Assessments less than Five Hundred Dollars (\$500.00) per Lot must be approved by a vote of fifty-one percent (51%) of the Directors. Each Director shall cast one vote for each Lot located within their Sub-Association and all votes must be cast by each Director as a block.

Special Assessments cannot be levied more than once in a 3-year period, unless the Directors are faced with an extraordinary or catastrophic expense.

The Board shall determine the manner of collection and due date of a Special Assessment when the Special Assessment is approved.

## Proposed Revisions to CC&R Document dated January 2, 2025

### Original:

Section 3.7 Capital Contribution Fee. Each person or entity that purchases a Lot shall pay a Capital Contribution Fee in the amount of Five Hundred Dollars (\$500.00) to the Master Association. The amount of the Capital Contribution Fee may be changed from time to time by the Board. All Capital Contribution Fees will be:

- Payable at the close of escrow
- Deposited in the Master Association's Reserve Account and will be deemed to be a contribution to the capital of the Master Association. Capital Contribution Fees are non-refundable and will not be considered as an advance payment of Assessments
- Used exclusively by the Master Association as required under A.R.S. 33-442 for the construction or installation of buildings in the Master Common Areas or for additions, repairs, maintenance or other improvements in the Master Common Areas. The collection and expenditure of the Capital Contribution Fees touch and concern the Property and are appurtenant to the title of each and every Lot
- Collected on the sale of Lots sold after the date this Declaration is recorded

No Capital Contribution Fee is payable in the following circumstances: (i) the transfer or conveyance of a Lot by devise or intestate succession or by gift without the payment of any consideration by the transferee; (ii) a transfer or conveyance of a Lot for estate planning purposes; (iii) a transfer or conveyance to a corporation, partnership or other entity in which the grantor owns a majority interest; or (iv) any transfers or conveyances of a Lot as set forth in A.R.S. 33-1134(B).

### Revised:

Section 3.7 Capital Contribution Fee. **The Master Association may charge** each person or entity that purchases a Lot a Capital Contribution Fee in the amount of Five Hundred Dollars (\$500.00) **payable** to the Master Association. The amount of the Capital Contribution Fee may be changed from time to time by the Board. All Capital Contribution Fees will be:

- Payable at the close of escrow
- Deposited in the Master Association's Reserve Account and will be deemed to be a contribution to the capital of the Master Association. Capital Contribution Fees are non-refundable and will not be considered as an advance payment of Assessments
- Used exclusively by the Master Association as required under A.R.S. 33-442 for the construction or installation of buildings in the Master Common Areas or for additions, repairs, maintenance or other improvements in the Master Common Areas. The collection and expenditure of the Capital Contribution Fees touch and concern the Property and are appurtenant to the title of each and every Lot
- Collected on the sale of Lots sold after the date this Declaration is recorded

No Capital Contribution Fee is payable in the following circumstances: (i) the transfer or conveyance of a Lot by devise or intestate succession or by gift without the payment of any consideration by the transferee; (ii) a transfer or conveyance of a Lot for estate planning purposes; (iii) a transfer or conveyance to a corporation, partnership or other entity in which the grantor owns a majority interest; or (iv) any transfers or conveyances of a Lot as set forth in A.R.S. 33-1134(B).