

DORADO MASTER ASSOCIATION  
RULES COMMITTEE

Committee Report for August 20, 2025 Master Board Meeting

Period Covered: May, June, July, August, 2025

The Rules Committee has met several times over the summer following the unsuccessful effort to amend and restate the CC&R document. A wrap-up report was prepared for the Board of Directors with the recommendation that they determine when they want to send the proposed CC&R document back to the 551 residents to vote again.

The Committee made preparations for the Special meeting held on June 18. Questions dealing with voting as well as concerns about the CC&R document were prepared for the Directors to discuss with their homeowners. Responses from each sub-association were presented at the meeting. Additional feedback was also welcomed.

All information from the Special meeting was reviewed and evaluated. The feedback indicated that the section dealing with assessments was the most problematic and any revision to the document should focus on this issue. Reviewing documents from associations outside of Dorado on the treatment of assessments was made over the next several meetings and several guardrails were put into place.

Lessons learned from going through the voting process were identified, e.g., not providing a summary of the proposed changes at the beginning of the voting period. Should the document go out for vote again, such new learned information will be implemented.

It is the decision of the twelve Master Association Directors to decide whether or not to proceed with another vote on the proposed amended CC&Rs. The options discussed include: 1 – Conduct another vote with no changes to the proposed amended CC&R presented earlier this year or 2 – Conduct another vote with changes that address homeowner concerns presented at the Special BOD meeting on June 18.

It was discussed that a ballot be developed for voting on a course of action at the Master meeting on August 20<sup>th</sup>. Shortly this ballot will be displayed, and you will be asked to vote.

While acknowledging the Board of Directors needs to make the decision about if and when another vote will be taken, the committee continued its work on the assumption that a vote will take place. A budget for 2026 was prepared and submitted to the Budget and Finance Committee. Additionally, a proposed timeline was developed and includes 1 – Present revisions to the Board of Directors for review/comment, 2- Post CC&R document, including a summary of changes on Dorado HOA website. Send notice to homeowners, 3 – A 30-day public comment period with homeowners being encouraged to review and supply feedback, 4 – Submit CC&R document to attorney for legal review, and 5 – Set a deadline for sub-associations to submit updated homeowner contact information so ballot packages can be printed.

Respectfully submitted,

Sue Teaney, Chair

Rules Committee