

**DORADO BLOCK 70  
ANNUAL MEETING  
JANUARY 29, 2026  
PRIDE COMMUNITY MANAGEMENT**

**Call to Order:** David Bills, Treasurer, called the Annual Meeting to order at 6:36 PM at Pride Community Management’s Tucson Office, 7670 E Broadway, #205, Tucson, AZ 85710.

**Board Members Present:** Todd Abelson, David Bills, David Cohen, Rosemary Ferrell, David Harris

**Board Members Absent:** David Marsden

**Homeowners Present:** Noel Addy, Cristina Barcelo, Gina Brandt, Linda Crites, Mark Wilson

**Property Management Representative:** Kenny King from Pride Community Management.

**Confirmation of Quorum:** Kenny King confirmed quorum requirement had been met.

**Introductions:** David Bills introduced the 2025-2026 Board of Directors and Kenny King, Community Manager from Pride Community Management.

**Annual Minutes:** The minutes from the Annual Meeting held on January 29th, 2025, were presented for approval, a motion was made to approve, motion was seconded and approved by four of the five directors present, with Todd Abelson abstaining, (since he wasn’t a board member in January 2025 – he joined/was appointed to fill Larry Schloss’ vacancy in February).

**Nominating Committee:** David Bills reported the committee was made up of himself and Rosemary Ferrell. Rosemary led the effort to recruit board members – Linda Crites, a former board member, agreed to serve a 2-year term. Current board members Todd Abelson, David Cohen, and Rosemary Ferrell agreed to serve an additional 2-year term. Those four names were included on the ballot mailed to homeowners on January 2nd, 2026.

**Ballot Results:**

25 ballots were received at the association’s mailbox at 6951 E Calle Cerca prior to the January 26th, 2026, deadline. Todd Abelson, David Cohen, Linda Crites, and Rosemary Ferrell all received 25 votes, Gina Brandt, Ramon Burola, Olivia Mendoza, Sergio Reyna, and Frank Silverman each received 1 vote. The envelopes, ballots, and tally sheet were turned over to Pride Community Management for recordkeeping. 20 ballots were received the prior year.

**Financial Report (Covering the six months between 6/1/2025 and 12/31/2025):**

- Block 70 operates on a fiscal year, starting July 1st and ending June 30th of the following year.
- According to the Bylaws, the annual assessment is established by the board in May, and both the notice letters and the billing statements are mailed in June. Annual assessments are due on July 1st, and homeowners can make quarterly payments, if desired, but must contact Pride

Community Management by July 1st to make those arrangements for the entire year so the board can project cash flow accurately.

- The annual assessment for the 2025-2026 fiscal year is \$1,250 per Lot, (includes the Master Association's 2026 annual assessment of \$235 paid in quarterly installments by the HOA).
- As of December 31st, 2025, the operating account balance was \$45,038.48.
- As of December 31st, 2025, the reserve account balance was \$29,057.08.
- Monthly expenses are averaging \$8,271.37 for the six-month period ending December 31st, 2025.
- Summary of expense trends observed during second half of 2025, (first half of fiscal year):
  - General & Administrative expenses are running slightly lower than budgeted, (good).
  - Contracted Services expenses are running slightly lower than budgeted, (good).
  - Repairs & Maintenance expenses are running significantly higher than budgeted, (not good).
  - Utility expenses are running significantly higher than budgeted, (not good).

### **2025 Community Report:**

- David Bills displayed several slides illustrating the improvements to the Dorado HOA website, focusing on the Block 70 pages specifically. Visit <https://doradohoa.org> to learn more.
- David Bills displayed examples of the notices mailed via USPS to Block 70 homeowners, including the annual assessment notice, how to pay the annual assessment, an "appeal" letter encouraging homeowners to join the board, the ballot for the board of directors election, and the parking policy resolution adopted by the board in November 2025.
- David Bills displayed several slides illustrating the Block 70 Common Areas, all of which are the responsibility of the Block 70 HOA. Click [here](#) to view the map of the Common Areas.

### **Master Association Report:**

- Rules Committee – an election to amend CC&R document was held in early 2025. Effort to amend the CC&R document failed by 38 votes, (266 Lot owners voted "Yes", 96 Lot owners voted "No", and 189 Lot owners didn't cast a ballot at all).
- Rose Hill Wash Committee – David Bills displayed a map of Dorado Country Club Estates depicting path of the Rose Hill Wash, noting when excessive rains occur, the water flows north along Dorado Blvd from the east entrance following the western boundary of Block 70, around the homes on Paseo Dorado, through both the drainageway and the 5th fairway, then bisects Association 3 before existing Dorado. Rose Hill Wash will be a huge topic in 2026!

### **Open Forum:**

- Questions and comments from homeowners were taken by the board. Gina Brandt asked about the irrigation/water main leaks which happened during the summer/fall of 2025, and if periodic checks of the plumbing serving both were happening. David Bills stated the landscaping maintenance company inspects for leaks during each of their weekly visits to Block 70.
- With no further business to conduct, David Bills called for a motion to adjourn, Todd Abelson motioned, Rosemary Ferrell seconded, and the meeting was adjourned at 7:03 PM.