

**DCCE Block 70 Board of Directors Meeting
Meeting Minutes for March 20, 2025**

Call to Order:

David Bills called the meeting to order at 5:33 PM.

Board Members Present:

Todd Abelson, David Bills, David Cohen, Rosemary Ferrell, David Harris, and David Marsden.

Board Members Absent: None

QUORUM CONFIRMED – Austin Aguilar

Homeowners Present:

Allyson Armstrong
Mark Wilson

Property Management Firm:

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

Approval of Minutes:

David Bills called for motion to approve the minutes of the meeting held February 20th, 2025. Motion made, seconded, and approved unanimously by the board.

Open Forum:

- David Bills stated two emails had been submitted by a Block 70 resident letting the board know how to reach neighbors who might not have cast ballots to amend the master association CC&R document, and that he had responded to a Block 70 resident who had a follow-up question after they had attended a recent CC&R informational meeting held at the Block 70 community pool & spa.

Community Manager's Report: Austin Aguilar

- Austin Aguilar reported there are two (2) open/active CC&R violations in total for Block 70.
- Austin Aguilar reported the bank balance as of today for the SunWest operating account is \$20,321.66.
- Austin Aguilar stated there are seven (7) homeowners with "Pending Legal Action" status.

Treasurer's Report: David Bills

- David Bills reported the February 2025 financials, received earlier today, did not contain the budgeted figures, as they had in the past, but that Pride Community Management was looking into the issue, (this is the second month this has happened).
- The BMO Harris Bank reserve account balance is \$28,885.67.
- David Bills reported there are still five (5) Block 70 homeowners who are delinquent for the full 2024-2025 annual assessment. If at least 2-3 delinquent homeowners don't pay their balances, the board will have to consider re-allocating reserve funds to cover operating expenses.
- David Bills asked Austin Aguilar to explain the \$455 charge on the February financial statements related to collections to the board. The \$455 charge is made up of late fees will ultimately be reimbursed by the delinquent homeowners to the association.

COMMITTEE REPORTS:

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Architectural: (David Bills, Acting)

- Greg & Annette Harris - 6960 E Calle Cerca - submitted a request to replace all the windows. Block 70 board is asking for clarification on the scope of work - will it include stucco repairs, repainting, debris removal, etc.?
- Michael & Sandy Korcheck - 6964 E Calle Cavalier - submitted a request to install a play center/swing set in the side yard. Board asking for clarification on lighting, color of canvas shade, (recommending tan/taupe), and requesting letters from the adjacent neighbors to the north, south and east, stating they approve of the installation.
- Chris & Karna Walter - 7022 E Hacienda Reposo - archway/door/gate installation. Homeowner's request hasn't been submitted yet.

Landscape: (David Bills, Acting)

- Tumbleweed Landscaping reported a missing combination lock at the pool & spa enclosure gate, likely due to not spinning combination lock to sufficiently obscure the combination. David Bills will replace combination lock and key. Tumbleweed Landscaping will reimburse the association for the replacement combination lock and the key.

Pool: (David Bills, Acting)

- NO REPORT

Roads:

- NO REPORT

MASTER ASSOCIATION

- Dorado homeowners continue to cast ballots to adopt/reject the proposed amendments to the CC&R document. Voting will continue through April 30th, 2025.
- Financial Update - Q1 2025. Landscaping expenses exceeding budgeted amounts in Q1 - dead tree removal at west entrance and invasive plant removal required by City of Tucson were not factored into 2025 budget, so reserves will be allocated to offset both expenses.

Old Business:

- David Bills called for motion to approve flat-fee engagement agreement from Halk, Oetinger, and Brown, PLLC. Motion made, seconded, and approved unanimously.
- David Bills called for motion to approve janitorial service contract from MaidPro Tucson. Motion made, seconded, and approved unanimously.
- David Bills stated trespassing deterrents installed along top of Association 3's perimeter wall were easily damaged/removed, and the utility providers prohibit modifications to enclosures, so topic will be tabled – no action to be taken by the association board.
- Rosemary Ferrell asked Austin Aguilar if a CC&R violation notice had been issued for Block 70 homeowner on Hacienda Reposo – weeds are now 2-3 feet tall. Yes, this homeowner received three (3) notices, so the final notice will include the estimated cost to “cure”, and the cost to “cure” will be charged to homeowner's account if they don't remove the weeds within 30 days.

New Business:

- The next Block 70 HOA board meeting is Thursday, April 17th on Zoom at 5:30 PM.
- The next Master Association board meeting is Wednesday, April 16th on Zoom at 6:30 PM.
- The spring Block 70 cookout is scheduled for Sunday, April 6th, 2025, at 3:30 PM.
- The City of Tucson-sponsored Household Hazardous Waste event is on April 12th from 8:00 AM – 12:00 PM. The drop-off site is at the East Side City Hall at 7820 E. Broadway Blvd.

Executive Session:

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David Bills called the Executive Session to order at 6:20 PM.

- Officer elections: David Harris – President, Rosemary Ferrell – Vice President, Todd Abelson – Secretary, David Bills – Treasurer, David Cohen and David Marsden – Director at Large. David Bills will continue to serve at the Director representing Block 70 to the Master Association, and David Cohen and David Marsden will both act as the alternate Director to the Master Association.
- David Bills highlighted Sue Bray’s email recapping status of return receipts from the certified letters sent to the six (6) homeowners owing the full 2024-2025 annual assessment. One (1) homeowner did not receive a certified letter in January, (it was issued about two weeks ago), four (4) receipts were returned unsigned, and one (1) receipt was returned signed. Based on the attorney’s statements made during the teleconference in late February, the board will be following up with the attorney to clarify how critical it is for the return receipts have signatures. If the lack of signatures does not weaken the association’s collections claim, then the board will resume discussions about pursuing formal collections-related activities with the remaining five (5) homeowners.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:38 PM.