

DCCE Block 70 Board of Directors Meeting
September 19, 2024, 5:30 PM
ZOOM
Meeting Minutes

Call to Order:

President Eddie Nordstrom called the meeting to order at 5:45 PM.

Board Members Present:

Eddie Nordstrom (President), David Cohen, David Bills (Vice-President/Interim Treasurer), and Stephanie Marsden, (Secretary). **Absent:** Rosemary Ferrell

QUORUM CONFIRMED

Homeowners Present:

Gina Brandt

Allyson Armstrong

Frank & Cristina Barcelo

Todd Abelson

Mark Wilson

Francisco Diaz Brown

Property Management Firm:

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

Approval of Minutes:

The minutes of the meeting held June 13, 2024, were motioned for approval, seconded, and all were in favor.

Open Forum:

Discuss pros/cons of removing decorative turf and replacing with desert-appropriate plantings in areas surrounding community pool & spa. **Allyson Armstrong** presented information about City of Tucson-sponsored program. Residents asked questions, and Block 70 HOA Board will engage with City of Tucson to conduct formal assessment, (second step in multi-step process), to confirm the turf surrounding the community pool & spa would meet the city's requirements to qualify for a rebate, then report findings during an upcoming HOA board meeting.

The City of Tucson Traffic & Mobility Department landscape maintenance team cleared the area between Kolb Road to the sound wall of discarded trash, landscaping the week of September 9. The wash will be cleared in mid-November. **Todd Abelson** has been tracking the work order open with the city through completion.

Community Manager's Report: Austin Aguilar

- ❖ No new architectural requests for the board to consider. Weekly reports are being sent to the board, including most recent set of financials.

Treasurer's Report: David Bills (Interim)

- ❖ David Bills confirmed July and August actual expenses are tracking to budget. PCM has committed to making several corrections to previously posted expenses, (e.g. errant APS bill posted to Block 70, credit for expenses associated with second, corrected annual assessment statements sent out to all property owners).
- ❖ David Bills has received federal and state income tax returns which were prepared for 2023. David will follow up with LeeAnn Castinao with questions, sign the return, and send both back to PCM for filing with federal and state taxation authorities.

COMMITTEE REPORTS:

Architectural: (David Bills, Acting)

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- ❖ David Cohen submitted architectural review request for painting exterior of his house to PCM earlier in the month – request was reviewed/approved by the board via email.

Landscape: (David Bills, Acting)

- ❖ Tumbleweed Landscaping contract is in paper files at PCM. It's an annual contract renewing in January. Board should discuss renewal during October or November meeting, then inform Tumbleweed of the board's decision.

Pool: (David Bills, Acting)

- ❖ New technician from Arizona Pool & Pond servicing Block 70 pool & spa since May 2024. Increased pool chemical expenses in July and August could be attributed to increased pool & spa use. Board requested PCM solicit bids from other pool maintenance companies to compare with current contract.

Roads:

- ❖ NO REPORT

MASTER ASSOCIATION

- ❖ Rules Committee presented feedback received from sub-associations during special Master Association meeting on September 13. Rules Committee submitting amended & restated CC&R document and ballot to attorney for review in October. Rules Committee collecting all DCCE property owner mailing addresses for purpose of sending ballot packets out in January 2025 for full member vote.
- ❖ Three EOC roles will be vacated at the end of the year: President, Vice-President, Treasurer. Current officers have held those offices for several years. David Bills chairing Nominating Committee. EOC officer election scheduled for January 2025.
- ❖ Fiscal 2025 Master Association budget being drafted by Budget/Finance Committee. Proposed fiscal 2025 budget for Master Association will be voted on during November Master Association board meeting. Anticipating increase in annual assessment from Master Association to Sub-Associations.
- ❖ Corporate Transparency Act. Federal law enacted in 2021, with effective date of January 1, 2025 requires corporations to register officers in Beneficial Owner Information Registry. HOA attorney recommends completing registrations before January 1, 2025.
- ❖ Master Association has formed committee to evaluate feasibility of installing men's/women's restrooms on golf course.
- ❖ Dorado Fall Social Event scheduled for Sunday, October 27 from 4:30 – 6:30 PM at Dorado Golf Course Clubhouse.

Old Business:

- ❖ Bartlett Tree Experts and Nicholas Tree Removal Service estimates were reviewed by Block 70 HOA Board. Estimates will be retained, but exceed budgeted amounts for fiscal 2024/2025, so neither were approved.
- ❖ Block 70 Community Pool has two submersible lights which are not functioning. Initial estimate from Arizona Pool & Pond to repair was \$895 ea., so the board asked PCM to solicit bids from other pool maintenance companies for comparison.

New Business:

- ❖ The next regular meeting will be on Thursday, October 17th on Zoom at 5:30 PM.
- ❖ The next Master Association meeting will be on Wednesday, October 16th on Zoom at 6:30 PM.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:04 PM, and the board went into Executive Session to discuss HOA dues delinquencies, collections efforts, HOA CC&R violations, and enforcement efforts. Executive Session was adjourned at 7:43 PM.