

DCCE Block 70 Board of Directors Meeting
MAY 2, 2024, 5:30 PM
ZOOM
Meeting Minutes

Call to Order:

Vice-President David Bills called the meeting to order at 5:39 PM.

Board Members:

Eddie Nordstrom (President), Rosemary Ferrell, David Cohen, David Bills (Vice-President), and Stephanie Marsden, (Secretary).

ABSENT: Larry Schloss (Treasurer)

QUORUM PRESENT

Homeowners Present:

Yvette Salas, Ramon Burrola

Management Firm:

Austin Aguilar represented PRIDE COMMUNITY MGMT LLC. Austin introduced himself to the full board.

Open Forum:

Architectural Request – Salas – Extend perimeter wall from house to property lines. Submittal was reviewed by board, homeowner answered questions from the board, and the board approved the request.

Approval of Minutes:

The minutes of the meeting held April 11, 2024, were motioned for approval, seconded, and all were in favor.

Treasurer's Report: David Bills for Larry Schloss

- ❖ David confirmed actuals for 2023-2024 fiscal-to-date are accurately reflected in Expert HOA and Pride Community Management financial packets. Management fees are in line with historical trend.

COMMITTEE REPORTS:

Architectural: (David Bills, Acting)

- ❖ Salas request to extend perimeter wall – covered during Open Forum.

Landscape: (David Bills, Acting)

- ❖ Tumbleweed cutting back oleander bushes surrounding pool – will take several more weeks to complete.
- ❖ Estimate for palm tree pruning received – will confirm date for work with Tumbleweed.
- ❖ Tumbleweed continues to troubleshoot irrigation system in common areas.

Pool: (David Bills, Acting)

- ❖ Automatic pool & spa filling devices received. David Bills will schedule electrician and plumber to complete installation in May.

ROADS:

- ❖ NO REPORT

MASTER ASSOCIATION

- ❖ Rules Committee continues to review feedback from sub-associations regarding CC&R revisions. Consolidated feedback will be sent to sub-associations this summer. Legal review of CC&R revisions will take place this summer.
- ❖ Three EOC roles being vacated at the end of the year: President, Vice-President, Treasurer. Current officers have held those offices for several years. Nominating Committee will be (re)activated this summer to manage election efforts.

Old Business:

- ❖ Pride Community Management contract signed.
- ❖ Rosemary Ferrell will submit receipts for Spring Cookout to Austin Aguilar.
- ❖ David Bills will continue to track May and June actual expenses and include them in the budget worksheet to be shared with board at June HOA board meeting.

New Business:

- ❖ The next regular meeting will be on Thursday, June 13th on Zoom at 5:30 PM.
- ❖ The next Master Association meeting will be on Wednesday, June 19th on Zoom at 6:30 PM.

- ❖ **Adjournment:** With no further business to discuss, the meeting was adjourned at 6:41 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 6:56 PM.