

**DCCE Block 70 Board of Directors Meeting  
Meeting Minutes for May 15, 2025**

**Call to Order:**

David Bills called the meeting to order at 5:36 PM.

**Board Members Present:**

Todd Abelson, David Bills, David Cohen, Rosemary Ferrell, David Harris, 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 April 17, 2025. Motion made, seconded, and approved unanimously by the board.

**Open Forum:**

- Nothing to report.

**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 \$10,038.76.

**Treasurer's Report: David Bills**

- David Bills reported the April 2025 financials, received yesterday, are in line with projections – assuming no extraordinary expenses for May or June, there may be sufficient funds in the operating account to cover expenses. If not, either reserves will need to be transferred, or homeowners will need to be asked to send in fiscal 2025-2026 assessment payments early.
- The BMO Harris Bank reserve account balance is \$28,924.17.
- David Bills reported there are four (4) Block 70 homeowners who have been turned over to Halk, Oetinger & Brown PLLC for collections.
- David Bills reviewed fiscal 2025-2026 budget: the baseline for budget preparation was to use "smoothed" actual expense figures from 2024-2025, adding new line-item expenses including: Tree Pruning/Removal/Maintenance, Legal & Accounting Fees, and Pool & Spa Common Area repairs/maintenance which need to be planned for. The fiscal 2025-2026 budget assumes an annual assessment of \$1,250. An option to make quarterly payments will be available to all Block 70 homeowners, ideally reducing the risk of delinquencies. If the 2025-2026 budget projections prove to be accurate, there will be up to \$7,650 available for transfer to the reserve account.
- Mark Wilson asked what the estimated reserve account balance would be at the end of five years. David Bills said assuming no other major expenses were incurred, there might be as much as \$500K in the reserve account to use for road repairs, adding that the repaving estimate is between \$750K - \$800K. Mark followed up by asking "...what then?" to which David responded

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saying the HOA would need to either issue a one-time "special assessment" or take out a loan to offset the remaining balance.

- The board discussed the rationale behind the recommendation to increase the assessment for fiscal 2025-2026 to the maximum allowed under Arizona state statute – reasons include not increasing the annual assessment for a decade, (2012-2022), and the accumulated effects of a decade of deferred maintenance of the Block 70 HOA Common Areas.

**COMMITTEE REPORTS:**

**Architectural:** (David Bills, Acting)

- No new architectural review requests to review.

**Landscape:** (David Bills, Acting)

- NO REPORT

**Pool:** (David Bills, Acting)

- NO REPORT

**Roads:**

- NO REPORT

**MASTER ASSOCIATION**

- Election to amend CC&R document fell short by 38 votes, so 2005 edition of CC&R document remains in effect.
- East Entrance maintenance topic deferred until June – lighting should be repaired by then.

**Old Business:**

- Board agreed to proposed revisions to 1st, 2nd, and 3rd notices issued by Pride Community Management to homeowners with delinquent accounts. Revised letters will be reviewed at June board meeting.
- Annual Assessment notice letter & letter explaining payment terms need to be sent to Block 70 homeowners by June 1st and June 15th, respectively.
- The City of Tucson decorative turf removal project will resume now that the consensus letter required by the city has been signed – it simply says the HOA board has agreed to consider decorative turf replacement once the city has completed the evaluation of the project to see if it qualifies for a rebate – that's the next step – completing the formal evaluation.
- David Bills summarized discussion from last month's board meeting – RV parking policy will apply to pool & spa common area parking lot using language from governing documents. This policy will be sent out to all Block 70 HOA property owners in June, effective July 1st.

**New Business:**

- The next Master Association board meeting is Wednesday, June 18th on Zoom at 6:30 PM.
- The next Block 70 HOA board meeting is Thursday, June 19th on Zoom at 5:30 PM.

**Executive Session:**

No topics to discuss during Executive Session.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 6:42 PM.