

**DORADO BLOCK 70
ANNUAL MEETING
JANUARY 29, 2025
PRIDE COMMUNITY MANAGEMENT**

Call to Order: David Bills, Vice President, called the Annual Meeting to order at 7:07 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, Stephanie Marsden

Board Members Absent: None

Homeowners Present: Gina Brandt, Linda Crites, Francisco Diaz-Brown, David Harris, Dennis Johnson, David Marsden, Mark Wilson

Property Management Representative: Austin Aguilar from Pride Community Management.

Confirmation of Quorum: Austin Aguilar confirmed quorum had been met.

Introductions: All those present introduced themselves and gave their addresses.

Annual Minutes: The minutes from the Annual Meeting held on January 30th, 2024, were presented for approval, a motion was made to approve, motion was seconded and unanimously approved.

Nominating Committee: David Bills reported the committee was made up of himself and Rosemary Ferrell. Rosemary led the effort to recruit board members – David Harris and David Marsden agreed to serve. Their names were included on the ballot mailed to homeowners on January 4th.

Ballot Results:

20 ballots were received; 19 were mailed via USPS, one was emailed to Pride’s office. David Harris received 17 votes, David Marsden received 18 votes, Greg Harris received 2 votes, Cristina Barcelo received 1 vote. The envelopes, ballots, and tally sheets were turned over to Pride Community Management for recordkeeping. 18 ballots were received the prior year.

Treasurer’s Report:

- Block 70 operates on a fiscal year, starting July 1st and ending June 30th of the following year.
- Eleven homeowners mistakenly sent in dues payments of \$900, effectively pre-paying a significant portion of their dues for the next fiscal year. Pre-payments reduce the next year’s cash receipts, since the homeowners who pre-paid don’t owe the full assessment amount for the next year, only the difference between what they sent in early, and the next year’s annual assessment.

- According to the Bylaws, the annual assessment is set by the board in May, and the annual statements are mailed in June. Annual assessments are due in July, and, if necessary, a homeowner can make quarterly payments, but the homeowner must make arrangements with Pride Community Management in July for the entire year, so the board can project cash flow accurately.
- The annual assessment for the 2024-2025 fiscal year is \$1,050 per Lot.
- As of December 31st, 2024, the BMO Harris Bank reserve account balance is \$28,848.48. The association earned \$280.97 in interest in 2024.
- As of January 29th, 2025, the SunWest Bank operating account balance is \$24,188.13.
- Monthly expenses are averaging \$5,633.34 for the six-month period ending December 31st, 2024.
- Summary of expense trends observed during second half of 2024, (first half of fiscal year):
 - General & Administrative expenses are running slightly higher than budgeted, (not good).
 - Contracted Services expenses are running slightly lower than budgeted, (good).
 - Repairs & Maintenance expenses are running slightly lower than budgeted, (good).
 - Utility expenses are running slightly lower than budgeted, (good).
- Unless a significant portion of the delinquent assessments are collected, the board will be faced with having to withdraw funds from the reserve account and deposit them in the operating account to cover operating expenses through the end of the current fiscal year.

Vice President's Report:

- Rocky start transitioning property management companies a year ago, but the situation has improved.
- Positive feedback from multiple Block 70 homeowners about the landscaping company servicing the common areas throughout Block 70.
- Several long-time residents of Block 70 have sold their homes in the past year, and the board expects this trend to continue in 2025.
- Multiple projects focusing on improving the appearance and/or functionality of Block 70 common areas were completed, including:
 - getting the area long the Kolb Road sound wall cleaned up, including the “no name” wash that runs behind the small strip center on the northwest corner of Kolb Road and Speedway Blvd,
 - installing automatic filling devices for the pool & spa,
 - installing pet waste stations in two locations – southwest corner of pool & spa enclosure, and at the southeast corner of the drainageway bounded by Paseo Dorado and Via Dorado,
 - installing keyless deadbolts on the pool storage & pump rooms,
 - power washing the “Kool Deck” inside the pool & spa enclosure,
 - pruning twenty (20) date & fan palm trees surrounding the pool & spa enclosure,
 - replacing the plexiglass for the bulletin board inside the pool & spa enclosure,
 - evaluating the health of the Aleppo & Afghan pine trees throughout Block 70,
 - soliciting a bid to selectively prune and/or remove dead/dying trees throughout Block 70.
- Additionally, several projects focusing on improving the board's ability to communicate with Block 70 homeowners were completed, including:
 - launching the block70hoa.org website,

- publishing a twice-yearly newsletter, available in both print and digital formats,
- working with property management company staff to increase the frequency and improve the quality of email communications being sent to Block 70 homeowners.
- Soliciting bids, then awarding the service contract to a new pool & spa maintenance company earlier this month to improve the quality of service, while simultaneously reigning in chemical costs, for 2025.

Master Association Report:

- Budget & Finance Committee – the annual assessment levied by the Master Association to the Sub-Associations, (Block 70 is one of twelve Sub-Associations), increased from \$175 to \$210 per year, per Lot.
- Rose Hill Wash Committee – sponsored three (3) volunteer-led clean up events during 2024, contracted with a company to remove over 10,000 lbs. of “green debris”, and retained a civil engineering firm for the purposes of conducting a survey – required by the City of Tucson – in advance of dredging the full length of the wash from Speedway Blvd. to Paseo Dorado.
- The Rules Committee completed a review of the Master Association’s CC&R document, submitted an amended version to an attorney specializing in Arizona law pertaining to HOAs, and distributed ballot packages to 551 Dorado homeowners in January 2025. Homeowners have until April 30th to cast their votes. 303 votes are required to approve the amended CC&R document.
- Social Committee – held four events at the Dorado Golf Course pro shop – a spring social event, a fall social event, and two (2) “Coffee With A Cop” events.
- Landscape Committee – selectively removed dead trees from common areas, repaired damaged planter at the east monument entrance, and solicited bids to replace the irrigation system serving the common areas maintained by the Master Association.
- Nominating Committee – recruited four (4) candidates – President, Vice President #1, #2, and Treasurer. Candidate for President withdrew six (6) days prior to the election, so the committee is actively seeking a candidate to serve the remainder of the term.
- Generation Golf LLC reported a 10% increase in the total number of rounds played during 2024. The fall charity fundraising event, “Birdies For Good” saw record attendance levels and set a new record for donations as well. Generation Golf LLC will be hosting this event again in the fall of 2025.

Open Forum:

- Questions and comments from homeowners were taken by the board.
- In spite of all that’s been accomplished in the past 12 months, there are opportunities for Block 70 homeowners to volunteer – we will be reaching out, because there are clear needs. For example, the board has engaged with the city to understand if we, meaning Block 70, qualifies for a turf replacement rebate. We’ve taken the first step and are ready to pick up the pace to get through the rest of the evaluation steps to understand if Block 70 qualifies.
- Ideally, we would have an odd number of Directors on the board – to avoid the unlikely scenario of a deadlock vote. Please consider running – if not now, then in January 2026!
- With no further business to conduct, David Bills called for a motion to adjourn, Stephanie Marsden motioned, David Cohen seconded, and the meeting was adjourned at 8:15 PM.