

DCCE Block 70 Board of Directors Meeting
October 17, 2024, 5:30 PM
ZOOM
Meeting Minutes

Call to Order:

Vice President David Bills called the meeting to order at 5:31 PM.

Board Members Present:

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

QUORUM CONFIRMED

Homeowners Present:

Cristina Barcelo

Mark Wilson

Property Management Firm:

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

Approval of Minutes:

The minutes of the meeting held September 19, 2024, were motioned for approval, seconded, and approved unanimously.

Open Forum:

The City of Tucson Traffic & Mobility Department landscape maintenance team will be clearing the wash in mid-November, (tentative start date is November 14). **Todd Abelson** has been tracking the work order open with the city through completion.

Mark Wilson asked for an update on the public awareness-raising campaign targeted specifically toward Block 70 property owners to help educate them about the proposed 5-year plan to raise the annual assessment each year with the intent of building the capital reserve account balance in anticipation of repaving the roadways in Block 70 approximately 7 years from now. **David Bills** explained the plan to those present on the call and committed to working closely with the Block 70 HOA Board, and Pride Community Management, to ensure this campaign would be kicked off in early 2025, and regularly updated on a go-forward basis.

Rosemary Ferrell asked **Austin Aguilar** to follow up with her regarding a potential CC&R violation involving a basketball backboard in a neighbor's driveway on Hacienda Reposo.

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** signed the federal and state income tax returns prepared for 2023 by the CPA firm contracted by PCM to do so. He sent the signed returns to PCM on October 15th for filing with federal and state taxation authorities.

COMMITTEE REPORTS:

Architectural: (David Bills, Acting)

- ❖ No architectural requests have been submitted for review since the last board meeting.

Landscape: (David Bills, Acting)

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- ❖ See City of Tucson landscape maintenance obligations covered under “Open Forum” above. Going forward, any city-related landscape maintenance status updates will be covered under this agenda item.
- ❖ **David Bills** asked other board members, (and property owners present on the call), if they would be comfortable with (re)engaging with the City of Tucson department responsible for managing decorative turf replacement project requests. **David Bills** emphasized there is no obligation, and the board can choose to table the project at any time up to the point where a formal proposal submitted by the city for a rebate to help defray the costs of replacing decorative turf has been accepted and signed. The board members present said they were comfortable proceeding to the next step, which is to ask the city to conduct a formal evaluation of this project to confirm it meets the requirements, making it suitable for a rebate request.

Pool: (David Bills, Acting)

- ❖ PCM has begun forwarding bids/proposals from pool maintenance companies to the board for review. **Austin Aguilar** said PCM will continue to solicit bids/proposals, and forward any received to the board for review. **Mark Wilson** and **David Cohen** both asked if, in fact, the pool chemical expense increase reported during the September board meeting had, in fact, been confirmed. **David Bills** said, yes, total invoices from Arizona Pool & Pond for August and September for pool chemicals exceeded \$950.

Roads:

- ❖ NO REPORT

MASTER ASSOCIATION

- ❖ Rules Committee submitted the amended & restated CC&R document and ballot to HOA attorney for review – feedback due the week of October 21st. 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. Slate of nominees will be submitted to Master Association Board in November.
- ❖ Proposed fiscal 2025 budget for Master Association will be voted on during November Master Association board meeting.
- ❖ 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.
- ❖ Dorado Fall Social Event scheduled for Sunday, October 27 from 4:30 – 6:30 PM at Dorado Golf Course Clubhouse.

Old Business:

- ❖ 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, November 14th on Zoom at 5:30 PM.
- ❖ The next Master Association meeting will be on Wednesday, November 20th on Zoom at 6:30 PM.
- ❖ **Rosemary Ferrell** will coordinate the Block 70 Fall Social Event – to be held in early November.
- ❖ **David Bills** asking board members and property owners for topics to include in fall/winter newsletter.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:50 PM. Adjournment was motioned, seconded, and approved unanimously.