

DCCE Block 70 Board of Directors Meeting
JUNE 16, 2024, 5:30 PM
ZOOM
Meeting Minutes

Call to Order:

President Eddie Nordstrom called the meeting to order at 5:35 PM.

Board Members:

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

ABSENT: Rosemary Ferrell

QUORUM CONFIRMED

Homeowners Present:

None.

Management Firm:

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride)

Open Forum:

The Block 70 HOA board acknowledged the passing of Larry Schloss on May 25, 2024. Larry had been on the Block 70 HOA board since 2011 and had been Treasurer for much of that time. David Bills will serve as Treasurer on an interim basis until new officers are elected.

Approval of Minutes:

The minutes of the meeting held May 3, 2024, were motioned for approval, seconded, and all were in favor.

Community Manager's Report: Austin Aguilar

- ❖ Austin summarized what will be contained in the weekly report sent to Block 70 HOA board members, including invoices received that week, A/R aging report, CC&R violation report, and financials for most recent period closed by Pride.

Treasurer's Report: David Bills (Interim)

- ❖ David Bills confirmed actuals for 2023-2024 fiscal-to-date are accurately reflected in Expert HOA and Pride financial packets through May.
- ❖ David Bills confirmed the CPA engagement letter from Pride has been updated to reflect tax years 2023 and 2024, as well as fiscal periods 2023-2024 and 2024-2025.

COMMITTEE REPORTS:

Architectural: (David Bills, Acting)

- ❖ Salas – block wall completed, stucco applied, not yet painted. Gates need to be installed.
- ❖ Korcheck – paver installation began last week, will finish this week.

Landscape: (David Bills, Acting)

- ❖ Tumbleweed completed cutting back oleander bushes surrounding pool.
- ❖ Palm trees pruned on May 28, 2024 – 12 date palms & 8 fan palms were done.
- ❖ City of Tucson now billing for water meter #5, after being prompted by Pride.

Pool: (David Bills, Acting)

- ❖ Automatic pool & spa filling devices were installed on May 27, 2024. Electrical completed on May 16, 2024, and plumbing completed on May 26, 2024.
- ❖ Deadbolt on left-hand gate not opening – residents must use right-hand gate or insert key on enclosure side of left-hand deadbolt. Locksmith scheduled to repair.
- ❖ Board to seek additional quotes to replace two (2) pool lights, since initial quote was too expensive. Pool heater diagnosis estimate of \$175 was motioned, seconded, unanimously approved.

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 will be 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 in August to manage election efforts.

Old Business:

- ❖ David Bills reviewed annual assessment increase model with the board projecting operating expenses and capital needs for next 10 years, starting with 2024-2025 fiscal period.
- ❖ Board discussed raising annual assessment from \$900 to \$1,050 to offset increased expenses. Eddie Nordstrom motioned, Stephanie Marsden seconded, unanimously approved.
- ❖ Block 70 HOA newsletter complete – will be distributed to residents in early July.

New Business:

- ❖ The next regular meeting will be on Thursday, September 12th on Zoom at 5:30 PM.
- ❖ The next Master Association meeting will be on Wednesday, August 21st on Zoom at 6:30 PM.
- ❖ **Adjournment:** With no further business to discuss, the meeting was adjourned at 7:00 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 7:15 PM.