

**DCCE Block 70 Board of Directors Meeting**  
**December 12, 2024, 5:30 PM**  
**ZOOM**  
**Meeting Minutes**

**Call to Order:**

Vice President David Bills called the meeting to order at 5:54 PM.

**Board Members Present:**

David Cohen, David Bills (Vice-President/Interim Treasurer), Rosemary Ferrell, and Stephanie Marsden.

**Absent:** Eddie Nordstrom

**QUORUM CONFIRMED**

**Homeowners Present:**

Mark Wilson

**Property Management Firm:**

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

**Approval of Minutes:**

The minutes of the meeting held November 14th, 2024, were motioned for approval, seconded, and approved unanimously.

**Open Forum:**

Mark Wilson asked if the board had investigated public funding as a source for repaving roadways in Dorado, and specifically if the board was aware of **Proposition 411**, now known as "Better Streets | Safe Streets", an initiative approved by Tucson voters in May 2022 to allocate funds collected via a ½ cent city sales tax for citywide transportation improvements. Unfortunately, since Dorado Country Club Estates roads are private, (meaning the roads are owned by the association), it's the association's responsibility to maintain those roads.

**Community Manager's Report: Austin Aguilar**

- ❖ Number of CC&R violations being issued has declined as homeowners are addressing issues being brought to their attention. Upcoming Dorado social events are being advertised via "blast" email messages sent to Block 70 homeowners.

**Treasurer's Report: David Bills (Interim)**

- ❖ **David Bills** confirmed November financials were distributed to board earlier today. BMO Harris Bank statement was sent to board earlier today. Austin Aguilar to confirm Arizona Corporation Commission report for 2024 has been filed so the board can update the BMO Harris Bank signature card after the upcoming HOA Annual Meeting in January.

**COMMITTEE REPORTS:**

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

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

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

- ❖ **Todd Abelson** confirmed the City of Tucson Traffic & Mobility Department landscape maintenance team completed clearing of wash as of December 10th.
- ❖ **Todd Abelson** has engaged with the city on the proposed decorative turf replacement project and will continue to do so on a go forward basis.

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

- ❖ Austin Aguilar confirmed E-Konomy Pool Service & Supplies will begin servicing the community pool & spa effective January 1st, 2025.

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**Roads:**

- ❖ NO REPORT

**MASTER ASSOCIATION**

- ❖ Rules Committee asking sub-associations to double-check accuracy of property owner contact information for use during the upcoming election to vote to adopt amended & restated CC&Rs. Ballots should begin arriving in Dorado mailboxes in early January 2025.
- ❖ All five officer roles for the Master Association have candidates: President, Vice-President #1, #2, Secretary, and Treasurer. Slate of nominees was reviewed with the directors during the Master Association board meeting on December 18th.
- ❖ Proposed fiscal 2025 budget for Master Association was approved at the Master Association board meeting on November 20th.
- ❖ Corporate Transparency Act. Federal law enacted in 2021, with effective date of January 1st, 2025, has been suspended due to stay issued by federal appellate court in New Orleans.

**Old Business:**

- ❖ **David Bills** reviewed analysis of CC&R violations issued since January – the board had asked for this analysis during last month’s meeting – approximately 70 violation notices have been issued to date. Almost 75% are landscape maintenance-related, with the remaining 25% being evenly split between three types of violations: 1) abandoned cars parked in driveways, 2) exterior modifications being made without securing approval from the board beforehand, and 3) trash and/or recycling containers being left at the curb well after the collection date has passed.
- ❖ **David Bills** shared images of utility enclosures located along Via Dorado – only one of the 5 enclosures is a candidate for having a trespassing deterrent installed on it. The board will decide on whether or not to proceed at the next board meeting.
- ❖ **The board voted unanimously to approve the purchase of two signs and a pet waste station which will be installed in the drainageway bordering lots 62 through 69. The intent is to encourage dog owners to pick up after their pet, (and to keep their pet leashed at all times).**
- ❖ **Austin Aguilar** expected to coordinate a teleconference with the attorney used by PCM for collections purposes, so the board can learn more about the potential costs of initiating collections efforts for delinquent accounts before the end of the year.
- ❖ **David Bills** asking for topics for fall/winter edition of Block 70 bulletin/newsletter.

**New Business:**

- ❖ **Discuss hiring janitorial service for pool & spa enclosure bathrooms.** Austin Aguilar will collect three bids, then present them at the January HOA board meeting for review.
- ❖ **Rosemary Ferrell** will chair the Block 70 HOA nominating committee. There is a risk of the state placing the association into receivership if the association cannot remain in compliance with the governing documents. Those documents stipulate the need for directors to be appointed to five officer positions: President, Vice President, Secretary, Treasurer, and Master Association Director. There is an urgent need for the remaining board members to recruit at least two Block 70 property owners to join the Board of Directors!
- ❖ The next Block 70 HOA board meeting is on Thursday, January 16th on Zoom at 5:30 PM.
- ❖ The next Master Association board meeting is on Wednesday, January 15th on Zoom at 6:30 PM.
- ❖ **The Block 70 HOA Annual Meeting will be held on Wednesday, January 29th at 7:00 PM.** This meeting will be held at Pride Community Management’s Tucson office. Call **(623) 692-8328** Monday through Thursday 9:30 AM – 5:30 PM for additional details.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 7:19 PM. Adjournment was motioned, seconded, and approved unanimously.