

**Block 70 Homeowners Association
Board of Directors Meeting Minutes**

Date: Thursday, February 19, 2026

Time: 5:30 PM

Location: Zoom Teleconference

I. Call to Order

The meeting was called to order at **5:34 PM** by **President David Harris**.

II. Roll Call & Verification of Quorum

Quorum was confirmed by **Community Manager Kenny King**.

Board Members Present:

David Harris

Dave Marsden

Todd Abelson

David Cohen

Rosemary Ferrell

Linda Crites

A quorum of the Board was present.

III. Approval of Previous Meeting Minutes

The Board reviewed the **January Open Board Meeting Minutes**.

Motion: Dave Marsden moved to approve the minutes as presented.

Second: Todd Abelson

Result: Motion carried unanimously.

The Board also acknowledged the **results of the recent Annual Meeting and seating of the current Board of Directors**.

IV. Appointment / Confirmation of Officers

The Board discussed and confirmed officer roles as follows:

President — David Harris
Vice President — Dave Marsden
Secretary — Todd Abelson
Treasurers — David Cohen and Rosemary Ferrell (shared responsibilities)
Member at Large — Linda Crites

The Board also confirmed:

Block 70 Master HOA Representative — Rosemary Ferrell
Alternate Representative — David Harris

Todd Abelson agreed to assist with updating the **Budget vs. Actual tracking spreadsheet through the end of the current fiscal year (June 30, 2026).**

V. Financial Review and Committee Reports

Community Manager **Kenny King** presented the **January financial statements.**

Discussion included:

- A **one-time reimbursement of \$5,400** to former Treasurer David Bill for documented Association expenses previously paid personally.
- Review of **operating account status and year-to-date budget performance.**
- Review of **reserve balances and recently established laddered CD investments.**
- Update to be requested from Association's attorney regarding collections
- Bottom line total of "Actual-to-Budget" figures appear to be on-target through January 31, 2026

Motion: Motion made to approve the financial statements as presented.

Result: Motion carried, with **Linda Crites abstaining** due to recent appointment to the Board.

VI. Old Business

A. Parking Resolution Implementation

The Board confirmed that required **notices have been issued, signage installed, and towing arrangements established.**

The **parking enforcement resolution will take effect March 1, 2026.**

B. Pool Lighting Issue

The Board discussed the **non-functioning pool and spa lights.**

The Board directed management to **obtain at least two electrical contractor proposals** to evaluate and repair the issue.

VII. New Business

A. Architectural Review

Garage Addition — 6961 E Paseo Dorado (Revised Plans)

The Board reviewed revised plans submitted for the proposed garage addition.

During discussion, Board members noted that the revised plans attempted to integrate the garage as part of the primary structure. However, the submitted plans indicated a **side setback of approximately six feet**, whereas the CC&Rs require a **minimum ten-foot setback**. Board also wants to confirm roof line & draining between old and new roof sections.

Board Action:

The Board **disapproved the revised plans as submitted** and directed management to notify the applicant that revised plans demonstrating compliance with the required setback may be resubmitted for review.

B. Landscape Maintenance and Repair Priorities

The Board reviewed upcoming **landscape maintenance needs**, including:

- Removal of **two dead pine trees identified as potential hazards**
- Irrigation repair and installation needs near the pool area
- General landscape condition and irrigation concerns

Estimated costs discussed included approximately **\$3,200 for tree removal** and **\$2,700 for irrigation work**.

Motion: Linda Crites moved to obtain a written quote and proceed with removal of the two hazardous pine trees if the quoted cost aligns with the estimated amount.

Second: Not recorded.

Result: Motion approved.

The Board also discussed the need for **future palm tree trimming**, which has not been completed recently. No formal action was taken at this time.

C. Vendor Walk-Through Scheduling

The Board discussed scheduling vendor walkthroughs as needed to evaluate maintenance and repair priorities.

D. Communication to Homeowners

Management will communicate relevant updates to homeowners, including **parking enforcement implementation and maintenance planning**.

E. Regular Meeting Schedule

The Board agreed to maintain the **regular meeting schedule on the third Thursday of each month at 5:30 PM.**

VIII. Homeowner Open Forum

No homeowner comments were recorded.

IX. Executive Session

Executive session was **not held.**

X. Next Meeting Date

The next regular Board meeting is scheduled for **Thursday, March 19, 2026 at 5:30 PM.**

XI. Adjournment

Motion: Todd Abelson moved to adjourn the meeting.

Second: David Harris

The meeting was adjourned at **6:57 PM.**