

**DCCE Block 70 Board of Directors Meeting
Meeting Minutes for November 20th, 2025**

CALL TO ORDER:

David Bills called the meeting to order at 5:35 PM.

BOARD MEMBERS PRESENT:

Todd Abelson, David Bills, David Cohen, David Marsden

BOARD MEMBERS ABSENT:

Rosemary Ferrell, David Harris

QUORUM CONFIRMED:

Hannah Norwood

HOMEOWNERS PRESENT:

None.

PROPERTY MANAGEMENT FIRM:

Hannah Norwood represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

APPROVAL OF MINUTES:

David Bills called for a motion to approve the minutes of the meeting held October 15th, 2025. Motion was made, seconded, and approved unanimously by the board.

OPEN FORUM:

None.

COMMUNITY MANAGER'S REPORT:

Hannah Norwood reported balances for the Sunwest Bank operating account of \$48,894.69, and the reserve account of \$29,030.39, as of today.

TREASURER'S REPORT:

David Bills displayed the budget vs. actual comparison on the screen for the board to review as he explained the income and expense trends for the first four (4) months of the fiscal year. Income received to date is ahead of what was projected at this point in the year, due largely to delinquent accounts being collected by the law firm retained by the association for this purpose. Expenses are also running ahead of what was projected at this point in the year, due largely to unexpected repairs and increased utility costs due to leaks. If the income and expense projections for the remainder of the fiscal year are close to the actual income and expenses recorded, then it may be possible to undertake some tree maintenance in the late spring of 2026.

COMMITTEE REPORTS:

Landscape: (Todd Abelson)

Leaks and/or over-watering prompted Tumbleweed Landscaping, at Todd's behest, to turn off the irrigation timers for the two portions of the common area currently being irrigated. The board went on to discuss the need to replace the existing natural turf with either decorative gravel or artificial turf to reduce the ongoing expenses related to maintenance. It costs ~\$1,000 per month, factoring in utilities, a portion of the landscape maintenance contract, and amortized repairs to maintain the natural turf at the pool & spa common area. If the board decides to replace the irrigation controller, David Bills has an irrigation controller he will donate – it's from a company called Rachio and is in perfect working order.

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Pool:

GFCI-protected circuit for submersible LED fixtures in pool & spa keeps tripping unexpectedly. Is this due to multiple light circuits also being tied into the same circuit? Further diagnosis needed.

Architectural:

No report.

Roads:

No report.

MASTER ASSOCIATION:

The proposed budget for fiscal 2026 was approved at the November 19th Master Association board meeting. The annual assessment increase approved is 11.9%, rising from \$210.00 per Lot for fiscal 2025 to \$235.00 per Lot for fiscal 2026.

The public comment period is open for Dorado homeowners to review, then comment, on recent revisions to the CC&R document for the Master Association. Visit <https://doradohoa.org/>. The public comment period will close on November 30th.

The Master Association has retained an attorney to evaluate the golf course lease/operating agreement in an attempt to resolve lingering questions about whether or not maintaining the Rose Hill Wash, (which runs through Dorado Country Club Estates and the Dorado Golf Course), is the responsibility of the golf course operator, Generation Golf LLC, or the Master Association.

OLD BUSINESS:

The board discussed the draft parking policy which was circulated for review prior to the meeting. David Bills called for a motion to approve the revised parking policy. Motion was made, seconded, and approved unanimously by the board.

The board asked Hannah Norwood to follow up with Kenny King to arrange for board members to accompany the Pride employee responsible for issuing CC&R violations during an upcoming compliance check to make sure the Block 70 governing documents are being enforced consistently.

NEW BUSINESS:

- The next Master Association board meeting is Wednesday, January 21st on Zoom at 6:30 PM.
- The next Block 70 HOA board meeting is Thursday, December 18th on Zoom at 5:30 PM.

With no further business to discuss, the regular meeting adjourned at 6:23 PM.

EXECUTIVE SESSION:

David Bills called Executive Session to order at 6:23 PM.

David Bills will circulate list of “courtesy credits” with board for review/approval prior to submitting to LeeAnn Castinao for processing.

David Bills reviewed the collections report forwarded to the board earlier today – this is the report submitted by Halk, Oetinger, & Brown, (collections attorney’s office), to PCM.

One homeowner making quarterly payments has fallen behind and is now delinquent. PCM has issued the second late notice letter to this homeowner and will follow up to notify this homeowner

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they must pay the remaining balance of the annual assessment in full as a result of becoming delinquent.

Todd Abelson said JRT Landscaping will wrap up acquisition of Tumbleweed Landscaping on Friday, November 21st, 2025.

David Bills called for a motion to adjourn the Executive Session. Motion was made, seconded, and approved unanimously to adjourn at 6:29 PM.