

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

Call to Order:

David Bills called the meeting to order at 5:41 PM.

Board Members Present:

Todd Abelson, David Bills, David Cohen, Rosemary Ferrell, David Harris, and David Marsden.

Board Members Absent: None

QUORUM CONFIRMED – Austin Aguilar

Homeowners Present:

Allyson Armstrong
Mark Wilson

Property Management Firm:

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

Approval of Minutes:

The minutes of the meeting held January 16th, 2025, were approved unanimously by the board.

Open Forum:

- David Bills summarized two emails submitted by residents to the Block 70 HOA website since the last HOA board meeting – first regarding wildfire danger, second regarding recent efforts by Tucson Clean & Beautiful volunteers to keep the area along Kolb Road and in the wash behind Dorado Plaza clear of brush and debris.
- Arizona 811, (formerly known as “Arizona Blue Stake”, markings were applied to the asphalt between 6960 & 6985 Calle Dorado and wrapping around to between 6967 and 6981 Calle Cerca. The path of the markings runs along the east boundary of the Block 70 community pool & spa parcel. It appears to be mapping the utilities between two TEP junction boxes straddling the property lines of these four properties.

Community Manager’s Report: Austin Aguilar

- Austin Aguilar reports six (6) open/active CC&R violations in total for Block 70.
- Austin Aguilar said he would be sending out a “blast” email to Block 70 residents about the upcoming St. Patrick’s Day celebration on Sunday, March 16th, 2025.
- Austin Aguilar reported the bank balance as of today for the SunWest operating account.

Treasurer’s Report: David Bills

- David Bills reported the January 2025 financials, received earlier today, did not contain the budgeted figures, as they had in the past, and that Pride Community Management was looking into the issue.
- David Harris asked if the board had considered moving a portion of the operating account funds into an interest-bearing account vs. leaving those funds in a non-interest-bearing account.
- David Bills reminded the board of the need to update the BMO Harris signature card after officers were elected, (planned for today’s board meeting, but wouldn’t take place until the meeting had been adjourned into Executive Session).

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COMMITTEE REPORTS:

Architectural: (David Bills, Acting)

- No new architectural requests to review this month. David Bills updated the board on the process of Donna Dehart-Ray's efforts to secure approvals from the three adjacent property owners and the City of Tucson to sign written approval documents – documents have been signed by all parties and submitted to the City of Tucson through the general contractor.

Landscape: (David Bills, Acting)

- NO REPORT

Pool: (David Bills, Acting)

- David Harris suggested raising the level of the water in the pool approximately one (1) inch.

Roads:

- NO REPORT

MASTER ASSOCIATION

- Sue Teaney was elected President of the Executive Officer Committee during the February 19th, 2025, Master Association board meeting.
- Homeowners continue to cast ballots to adopt/reject the proposed amendments to the CC&R document. Voting will continue through April 30th, 2025. Informational meetings are being held every Saturday at 2:00 PM at the Block 70 community pool through March, depending on level of interest – if attendance declines, the Rules Committee may cancel future sessions.
- The Rose Hill Wash Committee reports the survey of the waterway has been completed and expects to receive the survey report in March. A civil engineering firm has been contracted to manage the planning process, including all required submissions to multiple agencies, (e.g. FEMA, State of Arizona, Pima County, City of Tucson, etc.).

Old Business:

- David Bills summarized two engagement letters from Halk, Oetinger, and Brown, PLLC; the first is a flat-fee engagement agreement, the second a contingent fee agreement pertaining to collection of delinquent accounts. Both will be discussed during Executive Session.
- David Bills recapped the three janitorial service contracts, pointing out he would ask for a written proposal from MaidPro Tucson, then circulate that proposal with the intent of calling for a motion to approve during the March HOA board meeting.
- David Bills shared images he had taken of the utility enclosures along the Kolb Road sound wall, as well as images of the proposed trespassing deterrent. Todd Abelson asked if the utility companies would have an issue with these deterrents being installed on top surface of any of the enclosures, and David Bills said he would follow up with Association 3, (the adjacent HOA which had installed similar deterrents), and report back during the March HOA board meeting.

New Business:

- The next Block 70 HOA board meeting is Thursday, March 20th on Zoom at 5:30 PM.
- The next Master Association board meeting is Wednesday, March 19th on Zoom at 6:30 PM.
- David Harris asked if the board had considered investing the reserve account funds to earn a higher return vs. leaving those funds in a low interest-bearing account.

Executive Session:

David Bills called the Executive Session to order at 6:31 PM.

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- The board tabled the election of officers until every member of the board had reviewed the governing documents. David Bills suggested following up with each board member during the next week or so to confirm which officer positions would be of interest to each director.
- David Bills presented details on the six (6) Block 70 homeowners who still owe the entire 2024-2025 annual assessment, then asked Austin Aguilar to set up an audio/video conference with the attorney's office so board members could learn more about their collections process.
- David Bills presented details to support his recommendation to issue "courtesy credits" to homeowners who had been confused after receiving two (2) statements in late June 2024, and despite paying most, (or all), of the 2024-2025 annual assessment, had been charged a late fee. The motion was called for, made by Todd Abelson, seconded by David Cohen, and unanimously approved by the board.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:13 PM.