

**DCCE Block 70 Board of Directors Meeting  
Meeting Minutes for October 15th, 2025**

**CALL TO ORDER:**

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

**BOARD MEMBERS PRESENT:**

Todd Abelson, David Bills, Rosemary Ferrell, David Harris, David Marsden

**BOARD MEMBERS ABSENT:**

David Cohen

**QUORUM CONFIRMED:**

Kenny King

**HOMEOWNERS PRESENT:**

Teresa Reyna  
Francisco Diaz Brown

**PROPERTY MANAGEMENT FIRM:**

Kenny King represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

**APPROVAL OF MINUTES:**

David Bills called for a motion to approve the minutes of the meeting held September 18th, 2025. Motion was made, seconded, and approved unanimously by the board.

**OPEN FORUM:**

A homeowner/board member recently reported hearing a security system alarm associated with 1580-1670 Kolb Rd. going off repeatedly at night. Todd Abelson reached out to the building owner and learned the building had been burglarized multiple times by homeless who reside in Pantano Wash. The owner installed an alarm system triggered by motion within a 10-foot perimeter of the building. The owner said the frequency of incursions since the alarm system was installed has decreased.

**COMMUNITY MANAGER'S REPORT:**

Kenny King reported balances for the Sunwest Bank operating account of \$50,089.48, and the reserve account of \$29,020.33. There are two open CC&R violations.

Kenny King reached out to the listing agent for the Loring Estate's property about the non-compliant antenna on the roof. The non-compliant antenna will be removed prior to closing.

Kenny King will reach out to Mr. Ross about the architectural review request he submitted, which is missing important details, (paint color, manufacturer, etc.). The architectural review request form needs to be updated to include these details before it can be reviewed and approved by the board.

**TREASURER'S REPORT:**

David Bills confirmed the BMO Bank reserve account, had, in fact, been closed as of September 30th, and the cashier's check turned over to Pride Community Management to be deposited in the Sunwest Bank reserve account managed by Pride Community Management.

Homeowners continue to make annual assessment payments – one homeowner is in collections, one homeowner is delinquent, and eight homeowners are making quarterly payments.

## **DCCE Block 70 Board of Directors Meeting Meeting Minutes for October 15th, 2025**

Unplanned expenses incurred over past four months for common area repairs, (attributed to deferred maintenance), increased utility bills, (due to plumbing failure), and landscape restoration, (due to plumbing failure), will be funded by reallocating funds originally earmarked in the budget for tree maintenance. David Bills called for a motion to approve reallocating these funds. Motion was made, seconded, and approved unanimously.

The board will enlist PCM, (acting as the association's agent), to pursue requesting a rebate from the City of Tucson for a portion of the water bills between May and September, (presuming confirmation water usage has returned to normal levels based on October bills).

### **COMMITTEE REPORTS:**

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

Tumbleweed Landscaping is being acquired by JRT Landscaping effective October 24th. Current contract will remain in effect, (contract renews at the end of the year), current crew will continue servicing the account. Turf irrigation valve malfunction will be addressed next Tuesday, (irrigation has been turned off).

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

All pool & spa-related repairs have been made as of October 3rd. Pool chemical consumption has declined as temperatures have dropped. Gate/bathroom re-keying will be covered as Old Business.

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

Donna DeHart-Ray wall height waiver request has been conditionally approved by City of Tucson. The mandated appeal period will close in less than a week. Once the city issues its final approval, that approval will be recorded against the adjacent properties, as well as DeHart-Ray property.

#### **Roads:** (David Bills, Acting)

Repair at Calle Hermosa and Dorado Blvd. was completed on October 7th. Jim Clemenson, a fellow Dorado homeowner, was a huge help, (contacted 811, spoke with utility companies, was on site the day of repair, etc.).

### **MASTER ASSOCIATION:**

Drafts of the budget for fiscal 2026 were shared with the Master Association board at both the September and October board meetings. The final draft will be voted on at the November 19th Master Association board meeting. The annual assessment increase being proposed 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. The board agreed the guest parking section should be slightly re-worded prior to being voted on. The vote to approve the parking policy will take place during the November 20th board meeting.

## **DCCE Block 70 Board of Directors Meeting Meeting Minutes for October 15th, 2025**

The board discussed the tentative schedule for re-keying the common area gates and bathroom doors. Keys will be distributed to homeowners during the Block 70 Fall Cookout on November 2nd, and the lock cylinders will be replaced on November 3rd. David Bills will send the draft key release form to the board for review and comment before printing the forms for use on November 2nd.

David Bills confirmed the BMO Bank reserve account was closed on September 30th, as planned, and the cashier's check has been deposited in the Sunwest Bank reserve account managed by Pride Community Management. Both bank accounts will appear on the weekly status report sent out by Pride Community Management.

The Block 70 HOA website has been moved to the Dorado HOA website at <https://doradohoa.org/>. Click on the **Block 70** menu item found on the left-hand side of the Dorado HOA home page to view Block 70-specific information. The Dorado HOA website has a webmaster, Tina Rustici, and there is a wealth of information describing the underlying software, called HOA Express, available on the HOA Express website at <https://www.hoa-express.com/>. David Bills will schedule a tutorial session for Block 70 HOA board members in November/December so they can learn how to upload meeting agendas, meeting minutes, update the community calendar, and post news articles as needed.

The board discussed the architectural review process – are the guidelines found in the governing documents being applied consistently? The answer is yes, but only if, and when, a homeowner submits an architectural review request form, effectively alerting both the Block 70 HOA board and the property management company of a homeowner's plans to modify the exterior of their property in some way. The architectural review request form needs to be updated as well – homeowners must submit detailed plans, product specifications, paint swatches, and permits, (if applicable).

The board asked 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 interpreted – and enforced – consistently.

### **NEW BUSINESS:**

- The next Master Association board meeting is Wednesday, November 19th on Zoom at 6:30 PM.
- The next Block 70 HOA board meeting is Thursday, November 20th on Zoom at 5:30 PM.

With no further business to discuss, the regular meeting adjourned at 6:57 PM.

### **EXECUTIVE SESSION:**

David Bills called Executive Session to order at 6:57 PM.

David Bills called for a motion to approve the CPA engagement letter discussed during the regular board meeting in September. Motion was made, seconded, and approved unanimously. David Bills will send a signed copy of the CPA engagement letter to Pride Community Management.

David Bills called for a motion to adjourn the Executive Session. Motion was made, seconded, and approved unanimously to adjourn at 7:00 PM.