

**DCCE Block 70 Board of Directors Meeting  
Meeting Minutes for June 19, 2025**

**CALL TO ORDER:**

David Bills called the meeting to order at 5:34 PM.

**BOARD MEMBERS PRESENT:**

Todd Abelson, David Bills, David Cohen, Rosemary Ferrell, David Harris, 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:**

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

**OPEN FORUM:**

- Allyson Armstrong recapped trespassing incident which occurred on April 29, 2025. In this case, the intruder returned that evening and was taken into custody without incident. The officers responding advised the Armstrong's to secure their property, (lock doors, windows and gates), and to report suspicious behavior to the police. In an emergency, dial 911, and follow instructions provided by the 911 operator.
- Allyson Armstrong asked if homeowners could donate to the association for the purpose of defraying costs associated with maintaining the association's common areas. David Bills said yes, in fact, this has been done in the past. Donations can also be earmarked for specific purposes, e.g., road maintenance, re-plastering/re-tiling the pool, etc.

**COMMUNITY MANAGER'S REPORT:**

- Austin Aguilar introduced Debbie King to those on the call. Debbie joins Pride with over 20 years of experience in the industry. David Bills asked Austin to set up a Zoom call with himself, Debbie, and any available members of the Block 70 HOA board to familiarize Debbie with the association's needs.
- Austin Aguilar reported there is one (1) open/active CC&R violation for Block 70. This is a long-standing violation – unapproved modifications made to the exterior of a home dating back over a year. Austin said the last compliance check was on June 10th, and the next is scheduled for June 24th.
- Austin Aguilar reported the bank balance, as of today, for the SunWest operating account is \$5,682.32.

**TREASURER'S REPORT:**

- David Bills reported the May 2025 financials, sent to the board by Amanda Wilmore on June 13, are in line with projections – assuming no extraordinary expenses for June, there should be

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sufficient funds in the operating account to cover expenses without the need to transfer funds from the reserve account.

- David Bills reported the BMO Harris Bank reserve account balance is \$28,943.76 as of May 31st, 2025.
- Annual assessment letters were mailed to homeowners prior to June 1st. Statements and a letter explaining payment options were mailed to homeowners on June 16th. The annual assessment is due July 1st and past-due after July 15th. Quarterly payments are due July 1st, October 1st, January 1st, and April 1st.

**COMMITTEE REPORTS:**

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

- Two sprinkler heads replaced by Tumbleweed Landscaping, no other issues to report.

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

- Uptick in vandalism at pool & spa common area – the “auto-fill” sensor for the spa was peeled off the tile, (an intentional act), bathrooms being abused, damaged furniture, random cars parked for long lengths of time in the parking lot, etc., etc.
- David Bills requested quotes from E-Konomy Pool Service & Supplies to diagnose the issue with the pool & spa lights, as well as a long-standing issue with the pool heater, (the fault LED is continuously illuminated).

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

- Two new architectural review requests to review; four previously approved requests being tracked to completion:
  - Chris & Karna Walter – low wall in front of house, (request + drawings sent to board).
  - Francisco Diaz Brown – bathroom addition on rear of home, (request + drawings sent to board).
  - Prior requests from De-Hart Ray, Harris’, Korcheck’s, and Loring Estate being tracked.

**Roads:**

- NO REPORT

**MASTER ASSOCIATION:**

- East Entrance lighting now functioning with one exception – a fixture at the top of the west-most tower still needs to be replaced, (an underlying electrical issue needs to be diagnosed).
- Irrigation system at West Entrance has failed. Landscape Committee is soliciting bids. For comparison, the initial bid to replace irrigation system was ~\$13,000. Master Association board is also considering a low-to-no irrigation alternative – plants requiring minimal irrigation or even removing irrigated vegetation completely. Bids to be reviewed at the upcoming master association board meeting in July.
- Elizabeth Leibold, a Floodplain Manager with the City of Tucson, met with Dorado Country Club Estates Master Association representatives in May. During her visit, Elizabeth said much of our community is at risk of flooding during monsoon season, and she recommended residents be made aware of these flood-related risks. The Master Association issued an advisory to Dorado homeowners on June 2, 2025. Bags and sand are available to residents – just contact an HOA board member for details.

**OLD BUSINESS:**

- Drafts of 1st, 2nd, and 3rd notices issued by Pride Community Management to homeowners with delinquent accounts will be sent to Block 70 HOA board for review/approval so the letters can be used beginning July 15th.

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- Evaluate existing RV parking policy and consider applying it to the pool & spa common area parking lot using language from governing documents. This policy will be published on Block 70 HOA website, included in the newsletter, and mailed to all homeowners. Todd Abelson suggested installing signs at the parking lot as well – doing so prevents violators from claiming they were unaware of the parking enforcement policy.

**NEW BUSINESS:**

- The next Master Association board meeting is Wednesday, July 16th on Zoom at 6:30 PM.
- The next Block 70 HOA board meeting is Thursday, September 18th on Zoom at 5:30 PM.

Consistent with prior years, the Block 70 HOA board members discussed, then called for a motion, motioned, seconded, and voted unanimously to resume the regular HOA meetings in September.

**Adjournment of Regular Meeting:** With no further business to discuss, the meeting adjourned into Executive Session at 6:20 PM.

**EXECUTIVE SESSION:**

- Status of delinquent accounts turned over for collections.
- Service provider contracts.
- Board of Directors resignation due to relocation.

**Adjournment of Executive Session:** With no further business to discuss, the meeting was adjourned at 6:30 PM.