

**DCCE Block 70 Board of Directors Meeting
Meeting Minutes for December 18th, 2025**

CALL TO ORDER:

David Bills called the meeting to order at 5:51 PM.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

David Cohen

QUORUM CONFIRMED:

David Bills

HOMEOWNERS PRESENT:

None.

PROPERTY MANAGEMENT FIRM:

No representation from PRIDE COMMUNITY MANAGEMENT (Pride/PCM).

APPROVAL OF MINUTES:

David Bills called for a motion to approve the minutes of the meeting held November 20th, 2025. Motion was made, seconded, and approved unanimously by the board.

OPEN FORUM:

None.

COMMUNITY MANAGER'S REPORT:

PCM representative wasn't present to review the "Monthly Management Summary", so David Bills displayed the "Monthly Management Summary" report for the board to review, briefly highlighting the operating and reserve account balances, number of open CC&R violations, and accounts receivable summary contained in the report.

TREASURER'S REPORT:

David Bills recapped the notice sent out by Pride Community Management announcing their holiday office closure from December 24th, 2025, through January 2nd, 2026.

David also recapped the notice sent out by Pride Community Management announcing their plans to change financial institutions in early 2026. This change will not affect associations holding CDs at First Citizen's Bank but will affect all operating and reserve accounts with Sunwest Bank. David will speak to LeeAnn Castinao the week of December 22nd to confirm details regarding this change.

The board discussed placing \$25,000 currently held in the Sunwest Bank reserve account into certificates of deposit at First Citizen's Bank to earn a higher interest rate. David Bills will follow up with LeeAnn Castinao the week of December 22nd to finalize details for the transfer.

David Bills displayed the budget vs. actual comparison, noting expense trends have started tracking to plan from September through November, and actual revenue is slightly ahead projected revenue, due largely to delinquency collections and administrative fees being paid by homeowners.

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COMMITTEE REPORTS:

Landscaping

Todd Abelson to request 2026 contract from JRT Landscaping since current contract with Tumbleweed Landscaping will expire at the end of the year; the board agreed the current “scope of service” was acceptable and no changes to the scope were required.

Pool & Spa

David Bills said the winter maintenance schedule, (twice-a-week visits on Monday & Friday), is in effect from November 1st, 2025, through February 28th, 2026.

The GFCI protecting submersible LED fixtures in both the pool & spa is occasionally tripping. An electrician will be required to troubleshoot and repair.

Architectural Review

The board approved the Gutierrez architectural review request. The board will ask PCM to issue a courtesy notice to the adjacent property owners to the north and east of the Gutierrez property and to mark the request as approved by the board. Todd Abelson will work with Kenny King to revise the architectural review request form to improve the quality of the information being submitted by homeowners.

Roads

Parking policy approved during last month’s board meeting will be implemented as soon as the remaining board members physically sign off on the document. Todd Abelson will work with Kenny King to establish a towing agreement, purchase signage, and issue notification letters to all Block 70 homeowners informing them about this policy going into effect.

MASTER ASSOCIATION:

The Master Association did not meet in December.

OLD BUSINESS:

The board discussed logistics for the upcoming election and the HOA annual meeting. Block 70 homeowners will receive an “appeal letter” via USPS describing the need for volunteers to join the board, join various committees, or volunteer to assist with maintaining the association’s website.

The HOA Annual Meeting will be held on Thursday, January 29th, 2026, at 6:30 PM at Pride Community Management’s Tucson office. Homeowners will also be able to participate via Zoom. Details for the annual meeting will be included with the election ballot being mailed to Block 70 homeowners on, or before, January 2nd, 2026.

Todd Abelson, David Cohen, and Rosemary Ferrell are running for re-election. Ideally, the board’s recruiting efforts will result in one, possibly two, additional volunteers agreeing to join the board.

NEW BUSINESS:

- The next Block 70 HOA board meeting is Thursday, January 15th, 2026, at 5:30 PM.
- The next Master Association board meeting is Wednesday, January 21st, 2026, at 6:30 PM.

With no further business to discuss, the regular meeting adjourned at 6:59 PM.

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EXECUTIVE SESSION:

David Bills called Executive Session to order at 6:59 PM.

David Bills displayed the accounts receivable report for the board to review and discuss. The board approved issuing “refund” checks to three homeowners to zero out their credit balances. The board will consider issuing “courtesy credits” to homeowners with small account balances in the spring of 2026 as a goodwill gesture, (these credits would be issued for the administrative fees only).

David Bills displayed a CC&R violation notice, and the associated protest letter from the homeowner who received the CC&R violation notice for the board to review and discuss. The board agreed the historically inconsistent enforcement the association’s CC&R document has led to situations like the one being discussed. The board decided to engage the HOA attorney’s office, submit a list of example CC&R violations to them, and ask for an opinion on how to handle each of these types of CC&R violations on a go-forward basis, particularly in view of the historically inconsistent enforcement noted above.

The specific CC&R violation being discussed this evening will be “grandfathered” due to the length of time the CC&R violation was left unaddressed by the board/property management company; the board will ask Pride Community Management to notify the homeowner accordingly and close out the CC&R violation.

David Bills called for a motion to adjourn the Executive Session. Motion was made, seconded, and approved unanimously to adjourn at 7:23 PM.