

**DCCE Block 70 Board of Directors Meeting  
Meeting Minutes for April 17, 2025**

**Call to Order:**

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

**Board Members Present:**

David Bills, David Cohen, Rosemary Ferrell, David Harris, David Marsden

**Board Members Absent:** Todd Abelson

**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 motion to approve the minutes of the meeting held March 20th, 2025. Motion made, seconded, and approved unanimously by the board.

**Open Forum:**

- David Bills said the non-functional lighting at the east entrance is getting a lot of attention from Dorado residents – homeowners in multiple sub-associations have complained to their respective boards about it. The Master Association committee responsible for both perimeter walls and the entrances lacks a committee chair and has no members.

**Community Manager’s Report: Hannah Norwood**

- Hannah Norwood reported there are two (2) open/active CC&R violations in total for Block 70.
- Hannah Norwood reported the bank balance as of today for the SunWest operating account is \$12,532.70.
- Hannah Norwood stated there are six (6) homeowners with “Pending Legal Action” status.

**Treasurer’s Report: David Bills**

- David Bills reported the March 2025 financials, received earlier today, did not contain the budgeted figures, as they had in the past, but that Pride Community Management was looking into the issue, (this is the third successive month this has happened).
- The BMO Harris Bank reserve account balance is \$28,905.23.
- David Bills reported there are still four (4) Block 70 homeowners who are delinquent for the full 2024-2025 annual assessment. If at least two (2) delinquent homeowners don’t pay their balances, the board will have to consider re-allocating reserve funds to cover operating expenses.
- David Bills requesting four (4) HOA board members schedule time to meet at BMO Harris Bank branch on Wilmot to update the signature card for the reserve account. Meeting at 10:00 AM on Saturday.
- TEP utility bill for March is unpaid as of 4/17, despite check having been issued on 3/24. Pride’s account team voided the check and paid the invoice online earlier today. No other outstanding checks were plagued by the same issue, (mis-aligned check printing run was root cause).

**COMMITTEE REPORTS:**

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

- David Bills summarized status of the four open architectural review requests noted on the agenda.

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

- Hannah Norwood said she would ask Tumbleweed Landscaping to provide a quote for the CC&R violation on Hacienda Reposo. She confirmed the 14-day letter had been delivered to the homeowner. Once Tumbleweed submits their quote, the board will review and approve, unless the homeowner cures the CC&R violation before the end of the 14-day notice period.

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

- NO REPORT

**Roads:**

- NO REPORT

**MASTER ASSOCIATION**

- Dorado homeowners continue to cast ballots to adopt/reject the proposed amendments to the CC&R document. Voting will continue through April 30th, 2025.
- East Entrance maintenance topic was covered earlier during Open Forum.

**Old Business:**

- Discussion of revisions to 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> notices issued by Pride Community Management to homeowners with delinquent deferred until May board meeting.
- The City of Tucson decorative turf removal project will resume now that the consensus letter required by the city has been signed – it simply says the HOA board has agreed to consider decorative turf replacement once the city has completed the evaluation of the project to see if it qualifies for a rebate – that’s the next step – completing the formal evaluation.

**New Business:**

- The next Block 70 HOA board meeting is Thursday, May 15th on Zoom at 5:30 PM.
- The next Master Association board meeting is Wednesday, 21st on Zoom at 6:30 PM.
- David Bills to write up parking policy which will apply to pool & spa common area parking lot using language in governing documents which applies to RV parking. This policy will be discussed at the May HOA board meeting, then sent out to all Block 70 HOA property owners.

**Executive Session:**

David Bills called the Executive Session to order at 6:25 PM.

- Confirmation of Officers: David Harris – President, Rosemary Ferrell – Vice President, Todd Abelson – Secretary, David Bills – Treasurer, David Cohen and David Marsden – Director at Large. David Bills will continue to serve at the Director representing Block 70 to the Master Association, and David Cohen and David Marsden will both act as the alternate Director to the Master Association.
- Delinquent Accounts: Both the flat-fee engagement letter and contingent collection agreements have been signed, (required signatures of President & Secretary). Four (4) delinquent accounts will be turned over to Halk, Oetinger & Brown PLLC for collections.
- The MaidPro Tucson janitorial service agreement has been signed. Service will begin in May.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 6:32 PM.