

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

**CALL TO ORDER:**

David Bills called the meeting to order at 5:31 PM.

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

None

**QUORUM CONFIRMED:**

Kenny King

**HOMEOWNERS PRESENT:**

Mark Wilson

**PROPERTY MANAGEMENT FIRM:**

Kenny King represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

**APPROVAL OF MINUTES:**

David Bills called for motion to approve the minutes of the meeting held June 19, 2025. Motion made, seconded, and approved unanimously by the board.

**OPEN FORUM:**

- A Block 70 homeowner submitted a complaint via the “Contact Us” form on Block 70 HOA website about a neighbor’s outdoor parties lasting past midnight, then asked if the HOA board could send out a reminder to all Block 70 homeowners to be considerate of their neighbors. David Bills suggested adding this to a short list of “...how to be a good neighbor...” topics in the fall Block 70 HOA newsletter/bulletin, (along with reminding homeowners to keep dogs on a leash and to pick up after their pets, especially in, and around, the Block 70 common areas). General guidance to all Block 70 homeowners will be “...if a neighbor’s activities create a nuisance, impairing your ability to enjoy your own home, please call the police.”
- A Block 70 homeowner submitted a complaint via the “Contact Us” form on the Block 70 HOA website about the condition of the pool & spa common area, highlighting non-functional lights in both the pool & spa, burned out bulbs in several of the fixtures mounted on the walls and columns, dirty and/or broken furniture, discarded food waste, and dirty bathrooms. David Bills said he’d responded to this homeowner shortly after the complaint arrived, (right after the June HOA board meeting), acknowledging the issues, highlighting what’s being done, (by the board), and thanked them for making the board aware of these issues.
- David Bills said he would write up the instructions on how to log into the generic mailbox created for Block 70 HOA board – the email alias is [block70@doradohoa.org](mailto:block70@doradohoa.org). These will be posted on the Block 70 HOA website – the URL for the website is <http://doradohoa.org>.

**COMMUNITY MANAGER’S REPORT:**

- Kenny King has been assigned as the community manager for Block 70 at Pride Community Management. Austin Aguilar is still with Pride Community Management but has taken on a more active role assisting the Chandler-based team with HOAs in the greater Phoenix area.
- Beginning next month, Kenny share the same operating metrics Austin had been sharing with the board during prior meetings, (e.g., bank balance, number of CC&R violations, ARC requests, etc., etc.).

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- The Monthly Management Summary report prepared, and issued, by Pride Community Management on a weekly basis has been updated/corrected so it contains current, relevant information. All Block 70 HOA board members are encouraged to review this report regularly.

**TREASURER’S REPORT:**

- David Bills shared updated income and expense trends based on the first two months of the current fiscal year. Necessary repairs to the pool & spa pump room equipment, replacing the submersible fixtures in both the pool & spa, repairs due to vandalism, and water main and irrigation system leaks and/or malfunctions accounted for approximately \$10,000 of unplanned expenditures in late June, July, August, and early September, (see financial reports for details). The budget will be adjusted, reallocating funds originally ear-marked for tree maintenance to offset these unplanned expenditures.
- Homeowners continue to send in payments for fiscal 2025-2026 annual assessments. Three (3) of the five (5) homeowners turned over to the attorney’s office for collections have sent in payments as well, representing significant progress with these delinquent accounts over the past 60 days. Five (5) late notices were issued by Pride Community Management on 9/11/2025, and there are ten (10) homeowners making quarterly payments for the 2025-2026 fiscal year.
- David Bills recapped the history the association has with March & McMillin, the CPA firm retained by Pride Community Management to prepare the association’s income tax returns, as well as the compilation reports accompanying those tax returns. The board discussed the recently received engagement letter from March & McMillin covering the 2025 and 2026 reporting years, then David Bills called for motion to approve signing the engagement letter from March & McMillin. Motion was made, seconded, and approved unanimously by the board.
- The SunWest Bank operating account balance is \$56,590.94 as of 8/31/2025, and the BMO Harris reserve account balance is \$29,001.96 as of 8/31/2025.

**COMMITTEE REPORTS:**

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

- Water main leak repaired on 7/18/2025, landscaping fully restored by 8/16/2025. Irrigation valves for the decorative turf were repaired on 8/22/2025.

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

- Repairs to pool & spa pump room equipment & submersible LED fixture replacements were all completed by 9/16/2025. The backwash drain will be cleared of any obstructions on 9/20/2025.

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

- Robert Ross’ request to (re)paint house using same color was discussed. Kenny King will reach out to Robert Ross and ask for specifics regarding paint color and type.
- Donna DeHart-Ray’s request to add third bay to garage and raise east-facing perimeter wall to 8’ was presented, discussed, and approved at the Master Association board meeting on 9/17/2025.
- The board agreed to review the architectural request review process, including a draft policy describing the request review process, during the regular October HOA board meeting.

**Roads:**

NO REPORT

**MASTER ASSOCIATION:**

Deferred until October.

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**OLD BUSINESS:**

- Todd Abelson summarized his efforts to draft a parking policy applicable to Block 70, including the common areas, (e.g., pool & spa guest parking, streets, etc.). Each board member should read the policy, and be prepared to discuss, then vote on the parking policy during the regular October HOA board meeting.

**NEW BUSINESS:**

- Todd Abelson summarized his efforts with Roadrunner Lock & Safe to understand the options available to the board regarding the need to re-key the pool & spa enclosure gates. The type of lock cylinder in use today is manufactured by Medeco. Medeco issues licenses to qualified locksmiths to install, key, and make repairs to their equipment. The license for the type of lock cylinder, (and key), issued to Block 70 residents is unique – we are the only association in the state using the equipment covered by the Medeco license which was originally issued to AAA Lock & Key, a company which has since gone out of business. After exhaustive conversations with Roadrunner Lock & Safe, Todd received a quote to install new lock cylinders for one of the gates, and to have ~85 keys cut to match the new lock cylinders. 74 of those new keys will need to be issued to Block 70 homeowners, 5 will be issued to service providers the Block 70 HOA board has contracts with, and the remaining keys will be retained by Pride Community Management to satisfy future homeowner requests for replacement keys. There has been, and will continue to be, a \$50 fee charged by Pride Community Management for replacement keys. David Bills called for motion to approve the Roadrunner Lock & Safe quote, and to fund the capital expenditure from the reserve account. Motion was made, seconded, and approved unanimously by the board.
- David Bills recommending the board consider moving the reserve account from BMO Harris Bank to SunWest Bank, effectively placing the reserve account under the administrative control of Pride Community Management, and reducing the existing liability the board has, since the reserve account is managed exclusively by the board presently. David Bills called for motion to approve transferring the BMO Harris Bank account balance to SunWest Bank. Motion was made, seconded, and approved unanimously by the board.
- The Block 70 HOA website has been migrated to the same platform used by the Dorado Master Association for their website. The Block 70 website URL is <https://doradohoa.org>. David Cohen and David Harris should complete the Dorado HOA registration form so they will be able to log into the website. The other four directors have already registered and have accounts.
- The next Master Association board meeting is Wednesday, October 15th on Zoom at 6:30 PM.
- The next Block 70 HOA board meeting is Thursday, October 16th on Zoom at 5:30 PM.

**Adjournment of Regular Meeting:** With no further business to discuss, the meeting adjourned at 7:03 PM.

**EXECUTIVE SESSION:**

Deferred until October.