

**DCCE Block 70 Board of Directors Meeting
Meeting Minutes for January 16, 2025**

Call to Order:

David Bills called the meeting to order at 5:36 PM.

Board Members Present:

David Cohen, David Bills, Rosemary Ferrell, and Stephanie Marsden.

Board Members Absent: Eddie Nordstrom

QUORUM CONFIRMED

Homeowners Present:

Todd Abelson
Allyson Armstrong

Francisco Diaz Brown
Mark Wilson

Property Management Firm:

Austin Aguilar represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM)

Approval of Minutes:

The minutes of the meeting held December 12th, 2024, were motioned for approval, seconded, and approved unanimously.

Open Forum:

- Allyson Armstrong thanked Todd Abelson for his work tracking the clean-up along the Kolb Road sound wall and the “no name” wash bordering the southeast corner of Dorado Country Club Estates over the course of the past six months.
- Allyson Armstrong raised the concerns about invasive plant species being spotted in multiple locations in Dorado Country Club Estates.
- David Bills said the Master Association CC&R ballot packages began arriving in homeowner’s mailboxes January 16th. Online voting began January 8th.

Community Manager’s Report: Austin Aguilar

- Austin Aguilar said he would draft a notice to be sent to Block 70 homeowners regarding holiday decorations, particularly the need to remove them by January 31st.

Treasurer’s Report: David Bills (Interim)

- David Bills confirmed November financials were distributed to board earlier today. BMO Harris Bank statement for December 2024 was sent to board earlier today. Austin Aguilar to confirm Arizona Corporation Commission report for 2024 has been filed so the Block 70 HOA board can update the BMO Harris Bank signature card after the upcoming HOA Annual Meeting.

COMMITTEE REPORTS:

Architectural: (David Bills, Acting)

- Architectural request from Donna Dehart-Ray reviewed. The Block 70 HOA board’s approval of wall height waiver being requested will require three adjacent property owners and the City of Tucson to sign written approval document, and that document is to be recorded with Pima County against all four properties, (3 adjacent properties and Donna Dehart-Ray’s property).

Landscape: (David Bills, Acting)

- NO REPORT

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Pool: (David Bills, Acting)

- Austin Aguilar confirmed E-Konomy Pool Service & Supplies will begin servicing the community pool & spa effective January 21st, 2025, not January 1st, 2025, as previously reported in December 2024 meeting minutes.
- Austin Aguilar continuing to solicit bids to clean pool & spa enclosure bathrooms. Todd Abelson will meet with MaidPro Tucson week of January 20th.

Roads:

- NO REPORT

MASTER ASSOCIATION

- Master Association CC&R ballot packages began arriving in homeowner mailboxes January 16th. Online voting began January 8th. Voting will continue through April 30th, 2025.
- Master Association officers were elected on January 15th. Candidate for President withdrew six days before election so Master Association board appointed an interim President to serve through the end of February.

Old Business:

- Hiring a janitorial service for pool & spa enclosure bathrooms. Discussed earlier during Pool Committee report, (see above).
- David Bills will have additional photographs and a cost estimate for the trespassing deterrent being considered. This action item carried over from the December 2024 board meeting.
- Austin Aguilar tasked with setting up a teleconference with the attorney used by PCM for collections purposes, so the board can learn more about the potential costs of initiating collections efforts for delinquent accounts. This action item carried over from the December 2024 board meeting.
- David Bills asked for volunteers to assist with the installation of the pet waste station and two additional signs at various entry points into drainageway bounded by Via Dorado and Paseo Dorado. The installation will take place on Saturday, January 25th, 2025.

New Business:

- The next Block 70 HOA board meeting is Thursday, February 20th on Zoom at 5:30 PM.
- The next Master Association board meeting is Wednesday, February 19th on Zoom at 6:30 PM.
- The Block 70 HOA Annual Meeting will be held on Wednesday, January 29th at 7:00 PM. This meeting will be held at Pride Community Management's Tucson office. Call (623) 692-8328 Monday through Thursday 9:30 AM – 5:30 PM for additional details.
- Mark Wilson asked about inoperative lighting at east entrance. Master Association board is aware of issue.
- Rosemary Ferrell asked about damage to east entrance planter. Master Association board is aware of the issue.

Executive Session:

- Board voted to appoint a director to serve remainder of term of a board member who had passed away, based on provision 7 of the Bylaws, allowing for such appointments.
- Board voted to remove a director, based on provision 9.e.ii of the Bylaws, which states *“Any Director who misses three consecutive regular meetings of the Board or 50% of the total meetings held in a calendar year will be deemed to have resigned from the Board.”*

Adjournment: With no further business to discuss, the meeting was adjourned at 6:22 PM.