

**DORADO BLOCK 70
ANNUAL MEETING
JANUARY 30, 2024
PRIDE COMMUNITY MANAGEMENT**

Call to Order: Rosemary Ferrell, Vice President, called the Annual Meeting to order at 6:04 PM at Pride Community Management’s Tucson Office, 7670 E Broadway, #205, Tucson, AZ 85710.

Board Members Present: Rosemary Ferrell, Vice President; Larry Schloss, Treasurer; Stephanie Marsden, Director; David Cohen, Director

Board Members Absent: Eddie Nordstrom, President

Homeowners Present: David & Martha Bills, Donna Dehart-Ray, and Allyson Armstrong.

Property Management Representative: Carmine Carriero from Pride Community Management. Expert HOA Management was sold to Pride Community Management in late 2023, effective date is January 1, 2024. Block 70 HOA board will evaluate whether to continue with Pride at February board meeting.

Confirmation of Quorum: Carmine Carriero and Larry Schloss confirmed quorum had been met.

Introductions: All those present introduced themselves and gave their addresses.

Annual Minutes: The minutes from the Annual Meeting held on January 31, 2023, were presented for approval, a motion was made to approve, motion was seconded and unanimously approved.

Nominating Committee: Larry Schloss reported the committee was made up of himself and Rosemary Ferrell. He explained letters were sent out to homeowners for nominations. The nominating committee received letters back from Rosemary Ferrell, Larry Schloss, David Cohen, and David Bills. Their names were included on the ballot mailed to homeowners.

Ballot Results:

18 ballots were received; all cast “Yes” votes for the four nominees/candidates: Rosemary Ferrell, Larry Schloss, David Cohen, and David Bills. 21 ballots were received prior year.

Treasurer’s Report:

Treasurer explained HOA dues increase for 2023/2024. Prior litigation with previous Block 70 HOA board members led to overhaul of board several years ago. Increased expenses in fiscal 2021/2022 and fiscal 2022/2023 depleted reserves slightly, leading to HOA dues increase in fiscal 2023/2024 from \$800 to \$900. Landscaping maintenance costs, pool & spa maintenance costs, and city water bills were primary causes for increased expenses.

There are 8-10 owners who are behind with their HOA dues payment, an anomaly compared to prior years, when typically, only 1-2 owners are behind with their HOA dues payment.

Board is evaluating options to install vegetation along Kolb Road sound wall.

Expert HOA Management installed new accounting system in early 2023 but couldn't produce financial statements between February and May of 2023. Since resolved.

Vice President's Report:

3 properties were sold in Block 70 during calendar 2023.

Block 70 board approved new landscaping company bid in December, after receiving 3 bids. The name of the company chosen is Tumbleweed Landscaping. Larry Schloss said they began maintaining Block 70 in January.

Allyson Armstrong brought up health of Aleppo Pines featured throughout Dorado. The board said they would solicit bids from qualified arborists and present at a future board meeting.

David Bills asked if Master Association paid for application of pre-emergent in September, or if that was Block 70 HOA's responsibility – it is Block 70 HOA's responsibility.

There will be a Block 70 community BBQ in April.

Block 70 HOA dues increased from \$800 to \$900 annually for fiscal 2023/2024. The portion allocated to the Master Association increased from ~\$125 to ~\$150 in 2023, and from ~\$150 to \$175 for calendar 2024.

Donna Dehart-Ray sits on Block 9 & 10 HOA board, (she lives in Block 70), and said they include basic cable and insurance in their HOA dues.

Master Association Report:

Rosemary Ferrell will not be the Block 70 representative for the Master Association going forward. Block 70 HOA board will decide who the new representative will be during the February board meeting.

Donna Dehart-Ray sits on long term planning committee of Master Association. Topics include: 1) potential uses for 6 acres currently owned by HSL, (developer who owns adjacent hotel), 2) financial gap closure between "healthy" and "unhealthy" block HOAs, 3) long-term security measures, including walls surrounding the community, and three other areas of concern.

Generation Golf is the management company operating the Dorado golf course, (as well as Rolling Hills, another public, 18-hole, executive course in Tucson). Monthly reports are given to Master Association board by Generation Golf summarizing rounds played, actions taken to maintain the course, and announcing upcoming events. There will be a St. Patrick's Day event at the pro shop open to all Dorado residents.

Allyson Armstrong asked about maintenance of Dorado HOA website, specifically, Block 70 portion. Larry Schloss said that Expert HOA Management was supposed to be updating it.

Open Forum:

Questions from homeowners were taken by the board:

Allyson Armstrong – could the board consider posting signs in common areas encouraging dog owners to clean up after their animals? David Bills said he has a sign company in mind – will share that information with Larry Schloss so Larry can research.

With no further business to conduct, Rosemary Ferrell called for a motion to adjourn, and the meeting was adjourned at 7:09 PM.