

**DCCE Block 70 Board of Directors Meeting
Meeting Minutes for January 15th, 2026**

CALL TO ORDER:

David Bills called the meeting to order at 5:39 PM.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Rosemary Ferrell

QUORUM CONFIRMED:

Kenny King

HOMEOWNERS PRESENT:

Noel Addy
Mark Wilson

PROPERTY MANAGEMENT FIRM:

Kenny King represented PRIDE COMMUNITY MANAGEMENT (Pride/PCM).

APPROVAL OF MINUTES:

David Bills called for a motion to approve the minutes of the meeting held December 18th, 2025. Motion was made, seconded, and approved unanimously by the board.

OPEN FORUM:

None.

COMMUNITY MANAGER'S REPORT:

Kenny King reported balances for the Sunwest Bank operating account of \$32,541.44, and the reserve account of \$29,057.08, (as of today). Kenny reported there are 10 open CC&R violations, and the next scheduled CC&R compliance check is scheduled for Friday, January 16th. Kenny said the bids received to date from towing companies will be discussed during the committee reports.

TREASURER'S REPORT:

David Bills displayed the budget worksheet and reviewed the revenue and expense sections with those present on the call. Revenue received to date is ahead of what was projected in the budget, due largely to the success of the collections-related efforts of Halk, Oetinger & Brown. Expenses for July, August, and September were also ahead of what was projected in the budget, (e.g., pool & spa repairs, excessive water usage), though expenses for October, November, and December are now tracking to what was budgeted at this point in the fiscal year, (caveat: all irrigation has been completely shut off for the past two months). David said LeeAnn Castinao will transfer \$25,000 currently held in the Sunwest Bank reserve account to interest-bearing CDs with First Citizens Bank. \$20,000 will be placed in a 3, 6, 9, & 12-month CD ladder, and \$5,000 in a basic 6-month CD. The transfer will happen Friday, January 16th.

COMMITTEE REPORTS:

Landscaping

Todd Abelson asked Jeremy Carpenter from JRT Landscaping to provide a quote to repair the various irrigation system leaks he described during the December 2025 board meeting. Todd recommends the board consider replacing the grass found to the south and west of the pool & spa

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enclosure with artificial turf, saving the association money currently being spent on irrigation system repairs, water, (a non-trivial expense), and landscape maintenance.

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. Pool maintenance related expenses are trending to expected levels for this time of year. David Marsden has volunteered to place trash and recycling containers at the curb for periodic pick-up – thanks David!

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

Architectural Review

Mark Wilson described the remodeling plans he submitted to PCM for a preliminary review by the board. Mark will send the board a copy of the construction drawings, as well as a copy of the building permit(s) issued by Pima County, for inclusion in PCM's files. The board asked PCM to issue a courtesy notice to the adjacent property owners to the south and west of the Wilson's property and to mark the review request as having been initially reviewed by the board, with final approval contingent on receipt, review, and approval of the drawings and permit(s) noted above. David Bills will send Mark Wilson a copy of the letter another Block 70 homeowner sent to adjacent neighbors regarding the remodeling project planned for their property, (as an example).

Roads

Copies of the parking policy approved during the November 2025 board meeting have been signed by all six board members. Next steps include notifying all Block 70 homeowners by USPS that the parking policy a) has been approved by the board, and b) will be enforced approximately 30 days after the notices are mailed out. Todd Abelson and Kenny King are in the process of setting up a towing agreement – the agreements received to date will be discussed during Executive Session.

Potholes at east entrance/exit have been reported to the city – temporary cold patch applied by the master association road committee volunteers within the past week, but permanent patch needed.

MASTER ASSOCIATION:

The Master Association did not meet in December. The next regular meeting is scheduled for Wednesday, January 21st, 2026. The annual meeting will be held immediately following the regular board meeting.

OLD BUSINESS:

David Bills displayed a draft agenda for the HOA Annual Meeting, (also posted to the Block 70 portion of the Dorado HOA website), and the board discussed logistics for the annual meeting.

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. Pride Community Management will start sending email notices with details on how to attend the annual meeting to Block 70 homeowners starting the week of January 19th, 2026.

Todd Abelson, David Cohen, and Rosemary Ferrell are running for re-election. Linda Crites, (who has formerly served as a Block 70 board member), volunteered to run for election to the Block 70 board of directors. Thanks for volunteering Todd, Linda, David, and Rosemary!

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18 ballots have been returned by homeowners, as of today. The deadline for receiving ballots is Monday, January 26th, 2026.

NEW BUSINESS:

- The next Master Association board meeting is Wednesday, January 21st, 2026, at 6:30 PM.
- The next Block 70 HOA board meeting is Thursday, February 18th, 2026, at 5:30 PM.

With no further business to discuss, the regular meeting was adjourned at 6:41 PM.

EXECUTIVE SESSION:

David Bills called Executive Session to order at 6:41 PM.

David Bills displayed the accounts receivable report for the board to review and discuss. All homeowners making monthly or quarterly payments are current. There is one homeowner in collections. Board requested status update from the collections attorney – Kenny King said he would follow up with LeeAnn Castinao, then send a copy of the updated report to the board.

David Bills displayed the association insurance policy declarations pages for both 2025 and 2026, noting the policy premium will be increasing by 8.7% for 2026.

Todd Abelson summarized the proposal from AJ's Towing Company LLC, noting they were the only company to respond with a proposal to date. AJ's Towing Company LLC will supply the necessary signage free of charge for as long as they are the towing company approved by the board. David Bills called for a motion to approve the proposal from AJ's Towing Company, the motion was made, seconded, and approved unanimously by the board.

David Bills called for a motion to adjourn the Executive Session. Motion was made, seconded, and approved unanimously to adjourn at 6:59 PM.