

Dorado Block 70 Homeowners Association

Board of Directors Meeting Minutes April 30, 2026

- I. Call to Order – 5:34pm Meeting called to order by Todd Abelson
- II. Roll Call & Verification of Quorum - 5:35pm Attendees: Todd Abelson, Dave Harris, Dave Cohen, Linda Crites, Rosemary Ferrell, Kenny King (Pride Management); Not present Dave Marsden
Homeowners in attendance: Mark Wilson, Christina Barcelo, Allyson Armstrong
- III. Approval of Previous Meeting Minutes (from March 19, 2026) – 5:39pm minutes presented by Kenny King; *MOTION TO APPROVE* by Rosemary, Seconded by Linda Crites. *Unanimously approved.*
- IV. Financial Review - 5:41pm
 - Review of March financial statements - Financial spreadsheet (as created by David Bills) updated through March 31st presented by Todd Abelson. Actual-to-Budget figures appear to be tracking well with the current figure showing expenses were over approx \$2600. *MOTION TO APPROVE* by Todd Abelson, Seconded by Dave Harris. *Unanimously approved.*
 - Collections update (including any outstanding items) – no update available
 - Follow-up on prior financial questions/invoices – Specific discussion re: Pool & spa was deferred to “Old Business”; discussion regarding \$5k CD that matured on April 15th and was allowed to roll into a new 6 mos CD on April 16th vs. remaining “liquid” in the Reserve account (in case funds were needed for current FY) was held. *MOTION TO LIQUIDATE* said new \$5k CD was made by Linda Crites, Seconded by Dave Harris. *Unanimously approved.*
- V. Old Business – 5:52pm
 - a. Pool & Spa Lighting Issues – discussion of items presented by Todd Abelson
 1. Review of contractor proposal (Cascade) – Board requested that Kenny have Cascade resubmit their proposal based upon “best case” outcome (pulling new wires through existing conduit) with option to increase scope of work BEFORE proceeding if that was not possible. *MOTION TO APPROVE* the new proposal if price was under \$1,000 was made by Linda Crites, seconded by Dave Harris. *Unanimously approved.*
 2. Discussion of findings and recommended next steps – Todd Abelson continues to work with E-Konomy maintenance people to maintain/improve water quality while reducing cost of water, electric and chemicals. First step is water analysis and then chemical usage optimization.
 3. Project prioritization and scheduling – E-Konomy Tech notified us that one of the ladders in the pool was loose and in need of repair; Todd Abelson requested proposal; cost was tagged at \$183; *MOTION TO APPROVE* work

proceed was made by Linda Crites, seconded by Dave Harris. *Unanimously approved.*

4. Spa Heating costs was briefly discussed; David Harris requested more information on prior year's use of gas for spa heating; Todd to research and provide. A decision on exact months spa will be heated throughout the year is being confirmed.

b. Landscaping & Maintenance updates

1. Palm tree trimming – Todd presented that funds don't currently exist for this service and it was being deferred to next Fiscal Year
2. General landscaping/vendor performance – Todd presented that the JRT Landscaping crew were performing well and the results showed; irrigation to grass area near pool was restored; other repair items including leaking irrigation pipes to certain shrubs and replacement of broken timers were being deferred until next FY (starting July 1).

c. Vendor Walk-through – nothing presented; nothing discussed

1. Recap of completed walkthroughs
2. Scheduling of any remaining or follow-up visits

VI. New Business – 6:32 pm

a. Rules & Regulation Review

- Discussion of draft rules (sheds, basketball hoops, general compliance) – presented by Kenny King; Board members were asked to provide feedback & input to Kenny directly
- Direction for Legal review – when draft completed, Kenny King will request Legal review & input

b. Community Maintenance / Compliance Items

- Calle Dorado debris and fire concerns – Todd Abelson presented that debris and fire concerns still exist and requested an update on how this was being addressed.
- Courtesy notices and enforcement approach – Kenny King confirmed that courtesy notices had been sent and requested input given the problem is occurring on the rear of several homes but on their lots (not common area). Board directed Kenny King to acquire quote for cleanup from JRT Landscaping and then proceed with notifying homeowners that cleanup work would be done at Homeowner's expense if this health & safety problem was not corrected

c. Communication to Homeowners – nothing presented, nothing discussed

- Newsletter / eblast topics
- Community updates and expectations

d. 2026-2027 Assessments (*NEWLY ADDED WHILE IN SESSION*) – Todd Abelson requested this be added to Agenda real-time since deadline to informing Homeowners of FY 2026-2027 Assessment was June 1; discussion regarding the need of continuing increase dues by 20% each FY as had been done for the prior 2 FY's was held. 6:47pm

MOTION TO INCREASE FY 2026-2027 Assessment to \$1500 (\$375 per quarter) was made by Dave Harris, Seconded by Todd Abelson. Kenny King was asked to send out email to all homeowners by May 20th announcing new (increased) Assessment. Todd Abelson offered to acquire and review "Budget Model" (created by David Bills in 2024) to be presented at next Board meeting in support of Assessment Increase plan.

- VII. Homeowner Open Forum – Mark Wilson brought up concerns about continued increases in annual Assessments; discussion ensued regarding the cost of road repair/replacement and other deferred maintenance items which had not been adequately planned for in the preceding years which eventually needed to be addressed. Todd Abelson offered to get updated information on the potential cost to repair and/or replace roads within Block 70 HOA as well as review prior information gathered & presented in support of Assessment increases.

(Earlier in the session): Christina announced that Frank had passed away and the family would be holding a Celebration of Life with at least 85 persons attending. Kenny King agreed to help with parking logistics and communications to all Homeowners.

- VIII. Next Meeting Date – Set for Thursday May 21st at 5:30pm
IX. Executive Session – nothing required
X. Adjournment – 6:59pm MOTION TO ADJOURN presented by Dave Harris, Seconded by Todd Abelson. *Unanimously approved.*