

ARMORY PARK DEL SOL HOMEOWNERS' ASSOCIATION

Board of Directors Meeting
Date: May 8th, 2023, Time: 5:30 PM
Meeting will be held via Zoom

MINUTES

BOARD MEMBERS

Michael Katz	President	Present
Priya Okun	Vice President	Present
Tom Skinner	Secretary	Present
Shirley McGhee	Director/Landscape Chair	Present

MANAGEMENT: Rey R - HOA Management Solutions

GUESTS/HOMEOWNERS PRESENT: Beth Murphy, Marci Hennes, Keith Reins, John Heyl, Alan Koslow, Susan Klement, Elizabeth Bernays, Linda Hitchcock, Tomomi Katz, Helen Landerman, Diane Nissen, Tinsley Deibel.

QUORUM: Quorum was met with all 4 Board members present.

CALL TO ORDER: The meeting was called to order at 5:32 PM.

APPROVAL OF MINUTES:

Approval of the minutes February 20, 2023, and March 20, 2023.

Tom motioned to approve the minutes from Feb 20th, Priya seconded, and the motion was approved.

Tom motioned to approve the meeting minutes from March 20, 2023, Priya seconded, and the motion was approved.

REPORTS

PRESIDENT'S REPORT: (KATZ)

As some of you know we do have a Board vacancy, if anyone is interested in serving on the Board, we would love to hear from you, and get more people involved. Treasurer is position that's available

TREASURER'S/ FINANCE COMMITTEE REPORT:

Doing well financially. Currently \$17,000 cash on hand, main reserve \$45,500, and the landscaping account has a little over \$5,000. Should see a lot more revenue due to quarterly assessments.

Deleted: 1

REY'S REPORT: (REY)

Rey introduced himself, gave out her contact info, and gave a brief explanation of his activities. Roxanne introduced herself and her position with HOAMS.

ARCHITECTURAL REVIEW COMMITTEE REPORT: (KATZ)

There has been one ARC request approved since the last meeting.

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CC&Rs COMPLIANCE COMMITTEE REPORT:

Both Mike and Tom completed a walk around with HOAMS compliance officer, Nadine. They found some weed issues behind homes and a couple of wooden fascias that need to be painted. Issues with the compliance letter verbiage were discussed.

MAP/DIRECTORY (KLEMENT)

Expect to issue a new revision soon.

LANDSCAPING COMMITTEE REPORT: (MCGHEE)

Landscape Guidelines have been updated. Shirley moved to approve new guidelines; Tom seconded the motion. Motion approved. May face price increase due to not spraying. Sidewalks should be cleared. Went over a list of prohibited plants. Updating the website with new plants.

WATER AND HOC COMMITTEE (MURPHY)

We are calling ourselves the water resource working group instead of "committee." We formed this group in February and the main goal is to manage our water effectively.

We intend to do this by water bill data collection and analysis, seasonal irrigation schedules, identification of leaks, and coordination of issues with other parties in the HOA.

The water bill has dropped quite a bit. Following City of Tucson watering guidelines.

We are looking at long-term planning for the replacement of irrigation system components. We are also looking into long term planning for rainwater capture and reuse.

We have electronic access to our water bills so we can document usage and billing data over time.

We completed a mapping guide of the irrigation system.

Started "Adopt a water Zone." We are working to receive the seasonal water schedules. Have volunteers for the "Adopt a water zone" project. Will help identify leaks. Looking into systems and technology that would assist with water conservation. John went over different ways to help build revenue to replace the irrigation system. Average life of irrigation is about 20 years; ours was replaced 5 years ago. Need to look at replacing ours in 15 years. If we continue with the current budget plan it'll allow the funds to be saved but if you wait until 15 years to do the work it may cost more than it would if we got the work done sooner.

HOSPITALITY COMMITTEE REPORT: (OKUN)

None.

OLD BUSINESS:

Landscaping (MCGHEE)

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NEW BUSINESS:

- Scheduled dates for next meeting-
- Scheduled July 17

The Board has chosen the new meeting date to be July 17, 2023. Rey from HOAMS will check his schedule.

CALL TO THE AUDIENCE/ HOMEOWNER INPUT:

None.

NEXT MEETING: July 17, 2023, at 5:30 PM via Zoom

ADJOURNMENT: The meeting was adjourned at 7:27PM.