

# ARMORY PARK DEL SOL HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

Date: July 17<sup>th</sup>, 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:** Linda Hitchcock, Susan Klement, Lorie Reins-Schweer, Elizabeth Bernays, Dale Keyes, Diane Nissen, Alan Koslow, Dan Papaj, Keith Reins, Rochelle, Jane Stroup, Helen Landerman, Tomomi Katz

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

**CALL TO ORDER:** The meeting was called to order at 5:34 PM.

### **APPROVAL OF MINUTES:**

Approval of the minutes May 8<sup>th</sup> 2023

Board elected to postpone approval of May 8<sup>th</sup> minutes until the next meeting

### **REPORTS:**

#### **TREASURER'S/ FINANCE COMMITTEE REPORT:**

Michael mentioned some financial entries that didn't make sense. One was for an electric bill for \$1.07 and also an entry for backflow testing for the irrigation valves for \$3.00. Beyond that everything looks solid.

Mid-year Financial Report:

\$20,000 in operating

Reserves - \$46,000 in general reserves

\$6,300 in special projects reserve

Michael mentioned that being that we are halfway through the year, the budget should be at about 50% on each line item.

Total budget for revenue and expenses - \$117,500

Revenue – 51%

Expenses – 51.7%

Lighting – Budgeted \$1,250 - \$4,300 was spent. 350% overage

Monthly Landscaping – 60%

Plant replacement – 28%

Non Contract Landscaping – 70%

Tree Maintenance – 51% Another round of tree trimming coming soon will change this number, also mesquite tree that lost a limb may need to be removed due to damage.

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Management service – 41%

Water Bill – 20%

Reserves Contribution – 51%

### **REY'S REPORT: (REY)**

Rey gave a brief explanation of his activities. Including the Bee removal and a few other compliance issues that will be discussed in the executive session. Let everyone know to reach out to him as point of contact for any issues or concerns for the Board.

### **ARCHITECTURAL REVIEW COMMITTEE REPORT: (KATZ)**

There were 7 ARC requests for May and June.

### **CC&Rs COMPLIANCE COMMITTEE REPORT:**

Michael and Tom did a walk-through last week to discuss issues. Tom stated that the August inspection would be done but most of the compliance issues have been taken care of.

### **CLEAN AND SAFE COMMITTEE REPORT: (BAUMGARTEN)**

No Report was sent.

### **MAP/DIRECTORY (KLEMENT)**

Call for updates on info for map and directory. Send it over to Susan to get it updated.

### **LANDSCAPING COMMITTEE REPORT: (MCGHEE)**

Happy with how the community looks. The trees are really overloaded with a lot of water and now are drying out causing a lot of cracking and loss of limbs. Asked everyone to advise if they see a tree that has the potential to lose a limb. First week of August we should have a tree trimming schedule. Will get that out as soon as it is received.

Michael mentioned the arborist that has been helping with the care of the trees in the community. Working with them to do the best to take care of the trees in the community.

Leaf blowers are not being used. Also weed killers have not been used. Shirley explained the term "raise the crown".

### **WATER COMMITTEE: (MURPHY)**

Budgeted - \$8,400 or \$700 per month

7 water meters - \$100 per meter = \$700 per month

J.R. had us on a more conservative water schedule this past winter which really helped with the budget.

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Last month was the first water bill since switching over to the summer watering schedule. It was \$500 a month. There were 2 zones that had elevated usage that turned out to have issues. The next water bill that we receive should have more accurate numbers with everything in good working order.

The adopt a water zone project was started, we have volunteers covering all 9 water zones. The volunteers are Lori and Carole Baumgarten, Tom Skinner, Greg Bedinger, John and Kathy Heyl, Dorinda and Chris Rife. The committee has been making sure that the schedule is being adhered to, identifying leaks and identifying issues with irrigation itself. The largest task is making sure the irrigation system is in good working condition. J.R comes in every Wednesday and thoroughly check each system to make sure there aren't any issues. 5 of the 9 zones were on the wrong watering schedule. They have all been corrected. Another leak was repaired. JR also reprogrammed a timer. He was also able to unclog some likes to get them working again as well. 2 zones where water wasn't getting to the line which was repaired.

Ashley Park, currently waiting on a bid from Smith Landscaping to repair the irrigation there. Those trees aren't currently getting enough water. Working on getting this taken care of.

City of Tucson did a water audit which produced a report where they recommended that we switch out our NODE brand controller to NODE BT brand controller. Its an updated system that allows you to control and read the system from a smart phone. It prevents issues like lines being on the wrong schedule. You can also check the battery without opening the meter. You also have the ability to pause the schedule based on rainfall to help conserve and save money. They are also compatible with moisture sensors.

Tom commended Beth for her hard work with this committee.

Tom made a motion to have the Board try out one of the new controllers on her water zone to see the benefits. Shirley seconded the motion, Priya thirded, Michael fourth ed the motion, motion carries.

## HOSPITALITY COMMITTEE REPORT: (OKUN)

Priya advised there have been 2 new families to move in and two in closing. Planning on making contact with each of them.

## OLD BUSINESS:

Landscaping (MCGHEE)

## NEW BUSINESS:

- Traffic circles – Susan mentioned that the city is taking on a large portion of

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replanting in the traffic circle. The tree couldn't be replaced due to water lines under the circle. The city did a lot of work and paid for a lot. The Armory Park Association paid just under \$300. She suggested that the Board contribute \$100 to the replant project in the traffic circle.

Priya made a motion to approve the \$100 contribution to the replanting in the traffic circle, Tom Seconded, motion carries.

- Railing – the walkway on far east side by the warehouses has no railing and it is potentially dangerous. There was an incident where a resident fell into that ditch. A resident reached out, the mayor was notified, and it was given to a city official. The Board requested that the community manager investigate the ADA guidelines on railing along a slope.

### CALL TO THE AUDIENCE/ HOMEOWNER INPUT:

Lot 94 – Thanked the Board for all its hard work.

Lot 13 – Asked if homeowners should advise the landscape committee if they notice any plants that look like they need attention. The Board advised to reach out to Shirley or Tom.

Lot 28 – Mentioned a dog being off its leash had allegedly attacked her dog. The Board president advised that due to the animal and resident not being part of the community there isn't much that the Board can do. The President advised that a formal complaint can be filed if there is an issue with an Armory Park Del Sol resident.

**NEXT MEETING:** September 18th, 2023, at 5:30 PM via Zoom

**ADJOURNMENT:** The meeting was adjourned at 6:50PM.