

ARMORY PARK DEL SOL HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

Date: March 20, 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: Morgan V - HOA Management Solutions

GUESTS/HOMEOWNERS PRESENT: John Heyl, Beth Murphy, Joan Caruso, Lou Catallini, Helen Landerman, Kathy Heyl, Lorrie Reins, Jerry Swatez, Susan Klement, Tomomi Katz, Elizabeth Bernays, Linda Hitchcock, Jan Mulder, Alice Catallini, Stephen Bess, Diane Nissen, Greg Bedinger, Carole Baumgarten.

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 from January 16, 2023, February 20, 2023, and March 20, 2023. Tom motioned to approve the minutes from January 16, 2023, Priya seconded, and the motion was approved.

Shirley motioned to approve the meeting minutes from March 2, 2023, Tom seconded, and the motion was approved.

February 20, 2023, meeting minutes were tabled until the Board can review them.

REPORTS

PRESIDENT'S REPORT: (KATZ)

As some of you know we do have a Board vacancy, Bridgette Radcliff resigned from the Board on Saturday. If anyone is interested in serving on the Board, we would love to hear from you, and get more people involved.

TREASURER'S/ FINANCE COMMITTEE REPORT:

The January report from HOAMS was a little difficult to interpret because some of the funds we were waiting to receive from Cadden still hadn't been deposited, so the February financials were more detailed and complete. We now feel confident that all the funds we were waiting for from Cadden are now sent over to HOAMS.

The water bills have been a lot lower recently, which is great.

ARMORY PARK DEL SOL HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

Date: March 20, 2023, Time: 5:30 PM

Meeting will be held via Zoom

MINUTES

MANAGER'S REPORT: (MORGAN)

Morgan introduced herself, gave out her contact info, and gave a brief explanation of her activities from the past month.

ARCHITECTURAL REVIEW COMMITTEE REPORT: (FISCHLER)

There has been no ARC request submitted since the last meeting.

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 facias that need to be painted.

CLEAN AND SAFE COMMITTEE REPORT: (BAUMGARTEN)

We have great walkers that do the light checking throughout the community, and Morgan has been responsive in getting that information over to the landscapers. Hawkins Electric was very responsive and worked very quickly and they did a great job.

MAP/DIRECTORY (KLEMENT)

Nothing to add.

LANDSCAPING COMMITTEE REPORT: (MCGHEE)

Luckily, we got our tree pruning done in February. We had this done early and we haven't lost any trees due to the heavy winds and extra rain. The guidelines on the website have been updated. Clay was asked how much extra it would be to add in hand weeding, we have had no response as of recently. There is a concern with not being able to spray and use the blower we are on hold right now to see what Clay comes up with. Priya suggested maybe we need to revisit having the landscapers blow the community.

WATER AD 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. 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 would like to complete a city water audit. We are also working on mapping and documenting the APDS irrigation system, which we are almost done with this task. We are working to receive the seasonal water schedules. Beth has proposed to the Board if they would like to adopt the city water guidelines.

ARMORY PARK DEL SOL HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

Date: March 20, 2023, Time: 5:30 PM

Meeting will be held via Zoom

MINUTES

Priya made a motion that the Board follows the recommendation of the city for water, Shirley seconded, and the motion was approved.

HOSPITALITY COMMITTEE REPORT: (OKUN)

Priya put a written report together welcoming new homeowners.

OLD BUSINESS:

Landscaping (MCGHEE)

Front yard light poles and fixtures – 9 completed

NEW BUSINESS:

- Scheduled dates for next meetings

Scheduled May 15 – may have to reschedule a new meeting date. The Board has chosen the new meeting date to be May 8, 2023. Morgan from HOAMS will check her schedule.

CALL TO THE AUDIENCE/ HOMEOWNER INPUT:

None.

NEXT MEETING: May 8, 2023, at 5:30 PM via Zoom

ADJOURNMENT: The meeting was adjourned at 6:38 PM.