

**ARMORY PARK DEL SOL (APdS) HOMEOWNERS ASSOCIATION
ANNUAL MEETING
February 21, 2022 at 6:00 p.m.
Via Zoom**

Call to Order/Establish Quorum

The Annual meeting was called to order by President Mike Katz at 6:00 PM. A quorum was established with 40 ballots returned.

Present: Mike Katz, President
Priya Okun, Vice President
Beth Murphy, Secretary
Mike Radcliff, Treasurer
Shirley McGhee, Director and Landscape Chair

Erica Rivera, Community Manager representing Cadden Management

Notetaker: Beth Murphy, HOA Secretary

Introductions: Board members and all homeowners in attendance introduced themselves and stated the colors of their homes and how long they have lived in APdS.

Approval of Minutes of 2021 Annual Meeting

The 2021 Annual HOA Meeting minutes were approved by ballot as submitted.

President's Report: Mike Katz

Mike provided an overview of the year for the HOA, in addition to his written President's Report (posted on our web site):

- The HOA continues to be a strong, viable and stable organization.
- Our support from Cadden Community Management improved this year, with Erica Rivera eager to provide great service to our community.
- Crime was less of an issue this year; however, homeowners are always encouraged to call 911 on crime as this generates statistics, and in turn, resources.
- We are in the process of reviewing governing documents. This year the board approved the update of "Procedures for Addressing Noncompliance with the Governing Documents" at its October 18, 2021 meeting. (Beth Murphy summarized the changes.) The HOA's landscaping guidelines are currently under review.
- We completed the year with a slight deficit, as we did not increase homeowner assessments during 2021. For 2022, the assessment was increased by 10%.
- In 2008, when the HOA transitioned from developer control to homeowners, a number of homeowners donated funds for legal fees to manage the transition. This year, remaining funds were offered back to donors, and then the remainder of \$508 was donated to this year's budget.
- Our biggest issue with CC&R violations this year was weed control, due to the heavy monsoon season. Mike also reminded the community that interior parking is reserved for guests only and should not be used by homeowners and residents.

Armory Park del Sol Homeowners Association

Annual Membership Meeting

February 21, 2022

- Landscaping continues to be the most expensive item in the HOA budget. We experienced a challenging year with McColley Smith Landscaping, as they had staffing challenges during the pandemic. We have been extremely satisfied with the tree service provided by Brightview Landscaping this year.

Finances: Mike Radcliff

Mike noted that the HOA was over budget by just 1.7%. This small deficit was a known possibility since we did not raise homeowner assessments during 2021. The assessment has been increased by 10% for the 2022 budget year. Additional details are available in his committee report (included in the President's Report on our web site).

CC&R Committee Report: Tom Skinner

Mike Katz provided an overview of the committee's report (included in the President's Report on our web site):

- The board, CC&R committee, and Cadden Management try to be reasonable and fair in ensuring that our governing documents are followed.
- Typical CC&R issues include exterior painting, fascia, backyard weeds, architectural improvements without required pre-approval, and parking.

Architectural Review Committee: Matt Fischler

Matt went over his annual report (included in the President's Report on our website), noting that there have been only a few improvement requests this past year.

- Matt reminded homeowners that any prospective changes to the outside of their property that will be visible from streets or walkways must be approved in advance of making the change. Pre-approvals should be submitted 30 days in advance to the Architectural Review committee.
- He noted that homeowners are pre-approved to repaint in the same colors. The committee encourages colorful paint colors rather than white, gray or tan.

Landscaping Committee: Shirley McGhee and Tom Skinner, co-chairs

Shirley summarized her annual report (included in the President's Report on our web site) and also noted that:

- The committee has been working on an updated plant list and landscaping guidelines. A main concern of the committee is selecting trees and plants that are water efficient.
- Funds have been budgeted for tree and plant replacement this year.
- The landscapers have reduced their use of blowers as requested. Many front yards have large gravel, however, and require blowers to remove debris.
- The landscaping committee has been very energetic this year, with thanks to Greg Bedinger, Susan Klement, Dan Papaj, and Tom Skinner.

Safe and Clean Committee: Carole Baumgarten

Carole went over her annual report (included in the President's Report on our website).

Carole emphasized the following items:

- She thanked the dedicated light checking volunteers.
- She noted that the light poles throughout the development need to be painted.

Armory Park del Sol Homeowners Association

Annual Membership Meeting

February 21, 2022

Neighborhood Map and Directory: Susan Klement noted that the map needs regular updating as neighbors change. Almost all households in the neighborhood participate in the directory listings.

Hospitality Committee: Priya Okun

Priya reported that there have been no social events for the past two years due to the pandemic. Normally the committee plans two potlucks, a cookie exchange, and refreshments for the annual meeting. The committee is currently welcoming new residents through email and mail.

Ashley Park ad hoc Shade Committee: Susan Klement

Susan summarized the work of the committee (Kathy Heyl, Stephen Bess, Diane Nissen):

- After conducting a neighborhood survey and considering various ways, issues and costs to provide shade, the committee recommends large-sized shade trees be added to the park.
- Their next step is to meet with Steve Grede, a landscape designer, to plan tree selection and location.
- They will submit a budget proposal to the board when plans are completed.

Web Site: Beth Murphy

Beth Murphy recently audited the web site and made updates as needed. Suggestions for content should be forwarded to Beth.

List Serve: Cassa Palmer and Jerry Swatez

The APdS listserve is not an official HOA service but provides a communication tool for homeowners.

Volunteers

Mike Katz thanked the many volunteers who serve our community and encouraged others to become involved.

Election of the 2022 Board of Directors: Erica Rivera announced the members for the 2022 board: John Heyl, Mike Katz, Shirley McGhee, Beth Murphy, and Priya Okun.

Homeowners' Questions and Comments

- JoAnn Millikin mentioned an attempted vehicle break-in in front of her house on 16th Street.
- Diane Nissen suggested that the board consider phone calls about CC&R violations to new homeowners, rather than letters, as a friendlier alternative.
- Diane Nissen also wondered what plans have emerged for the plot of land at 16th Street and 2nd Avenue. While a committee was formed, no plans were developed.
- Greg Bedinger wondered whether volunteers could paint the light poles throughout the HOA. Mike Katz noted the liability issues that would be involved.
- Dale Keyes noted the poor condition of the east boundary wall near the drainage basin. He volunteered to form a subcommittee to explore options for painting the wall.

Adjournment: 7:35 PM