

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, November 20, 2017 @ 5:30 P.M.
St. Andrews Episcopal Church – 545 S. 5th Avenue**

Call to Order and Introductions

Board President, Mike Katz at 5:31 p.m., called the meeting to order.

Present: Mike Katz- President
Priya Okun – Vice President
John Heyl – Treasurer
Greg Bedinger, Secretary
Shirley McGhee - Director

Absent: None

Management: Melinda Ford, Cadden Management

Directors' Comments

No changes to the agenda.

Approval of minutes – September 18, 2017 and October 24, 2017

MOTION : Shirley McGhee move to approve the September 18, 2017 and the October 24, 2017 meeting minutes. The motion was seconded – all in favor motion carried.

Treasurer's Report

John Heyl distributed the treasurer's report. Received updated financial report. John Heyl stated that that he is hoping we can keep the expenses down for the rest of the year. Delinquencies were higher than usual. 2018 Management will be mailing out statements each quarter and sending quarterly email reminders.

Report below from John Heyl on Treasurer's Report:

The 2018 zones is (see the report). Mike Katz wanted to know what part of the 2017 tree maintenance is from 2016. Management reported \$3,200.00. The end the year will be close. Management sent out a report on the water bills and starting in February, we spent substancially less then the previous year in water. Finish the report on the water billing last year and now.

Manager's report

Ms. Ford submitted manager's report for Board review. Melinda read the report to the Board and homeowners in attendance. Management to get the cost for trip hazards on the area off of 2nd and Anatole.

Architectural

Nothing to report.

Mike Katz stated that it is time to review the Design Review Guidelines and the Landscape Guidelines.

CC&R Compliance Committee – John Heyl

John reported that committee member accompanied the Manager on monthly walk through in APdS. Back us violations have been noted and communicated to homeowners. Updated on back yards and the cover of the back yards with gravel etc.

Clean and Safe – Carolyn Baumgarten – nothing to report.

Landscaping Committee – McGhee

The Landscape Committee installed new planting of trees and shrubs. The Committee will meet on November 22nd at 8:00 am to walk the property with Juan Barba (arborist).

Irrigation replacement is Zone 1 is being completed the end of November. Portillo is anticipating their zone and we would like to solve the issue of being able to access their yard. What can we do – lock box. On a regular basis the beginning of December. Action.

Shirley McGhee will start working on a plan for the spring.

Hospitality Committee - Priya Okun – nothing to report. The potluck went lovely. We will have another one in the spring.

Front yard Drainage – December 8th – historic side of the sidewalk and the properties that have had drainage issue – she will make a preliminary cost for a design or prevention. An assessment a drainage design for redirecting the water and how large scale a survey we would need. A survey that reflects only the properties involved. They can assign contractors they can do the entire project. They are design to work affordable. Shirley, John and Greg will meet with her. There are four effected homeowners that are effected on the flooding issue that maybe each of them to be invited. We are paying her by the hour and narrow down the focus. Then once we reach a general idea respect a preliminary first amongst the Board. Ask the homeowners a summary on the flooding – put it in writing. This is what we decided. Greg will reach out...

Revisions of Documents:

CC&R Highlights and Welcome Documents was updated. John Heyl will resend a copy of the CC&R Highlights for the website and Management. John to send Priya Okun a copy of the welcome packet for her review.

The light should be re-ordered but Susan Klement has two extras – Melinda will pick them up.

Compost– John Heyl write up the report. Susan said what about adding APA. John will go forward with it. John will check to see what about month-to-month and sharing buckets. They will move ahead.

Website Updates – Melinda will update the website for now on. Mike Katz will send me the instructions.

Next Meeting is January 22, 2017 and Annual Meeting is February 19, 2018.

Call to Audience

Nothing to report. Shirley McGhee stated that her home was Armory Park del Sol – home tour. Everyone that attended thought that the Association was well maintained and a beautiful Association.

Helen Landerman – send her a form for a bougainvillea- check.

Susan Klement – rocks put behind her bushes – bigger rocks – (Shirley will see if they have big rocks) –

Adjournment

Meeting adjourned at 6:35 pm.

Submitted by: Melinda Ford