

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: July 18, 2022
Time: 5:30 PM
Location: Via Zoom

CALL TO ORDER

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

ROLL CALL

Board Present: Michael Katz - President
Priya Okun - Vice President
John Heyl – Treasurer
Beth Murphy - Secretary
Shirley McGhee- Landscape Chair

Homeowners: Derek Bambauer, Stephen Bess, Carol Bender, Liz Bernays, Joan Caruso, Nicole Deere, Elisa Farmilant, Kathy Gordon, Kathy Heyl, Linda Hitchcock, Susan Klement, Alan Koslow, Patrician McCarthy, Crystal & Will Moore, Jeanine Mortimer, Diane Nissen, Dan Papaj, Dorinda Rife

Management

Representative: Ronald Barlow, Cadden Community Management (CCM)

Minute Taker: Beth Murphy, HOA Secretary

QUORUM (Requirement is a majority of directors):

A quorum was present to conduct the Board of Directors meeting.

APPROVAL OF MINUTES

- Motion: To approve the minutes for the May 23, 2022 Board of Directors meeting as corrected. Priya Okun moved, Shirley McGhee seconded, motion passed unanimously.

REPORTS

- **President's Report:** No report.
- **Treasurer's Report:** John Heyl reported that:
 - At half way through the budget year, we have overspent approximately \$4000.
 - We have upcoming expenses of \$700 for the Ashley Park design (budgeted), drainage inspection remediation items, and water bills.
 - He is working with Ronnie Barlow to better manage our water bills.
 - We continue to set aside \$3000 per quarter for the reserve fund.
 - Delinquencies are currently very low.

- He met with Ronnie Barlow and Cadden accounting staff to better understand vendor payments and processes.
- Mike Katz asked Ronnie Barlow to investigate whether the city water department could provide an assessment and advice on decreasing our water usage.
- **Manager's Report:** In addition to his written report, Ronnie Barlow reported that:
 - He met with John Heyl and the Cadden accounting staff to clarify their processes for vendor payments.
 - He is still soliciting electrician bids for damaged light poles.
 - He coordinated removal of bees and squirrels from the grounds.
 - He re-supplied pet waste bags.
 - He coordinated the annual drainage inspection.
- **Architectural Review Committee Report:** Matt Fischler submitted a written report stating that there were three recent requests approved by the committee, including iron work, a porch railing, and concrete staining.
- **CC&Rs Compliance Committee Report:**
 - Ronnie Barlow will be conducting his next property inspection this week.
 - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** No report. Susan Klement noted that she is working on updates to the community directory.
- **Landscaping Committee Report:** Shirley McGhee reported that:
 - The recent focus has been to ensure our trees are trimmed before the monsoon season.
 - She has had difficulty with the landscape crew following through on recent work requests, including an overhanging broken branch at 3rd and 14th and exposed water lines where the javelinas had bedded down. Mike Katz will contact Brightview Tree Service about the branch.
 - The Landscaping Committee met with Steve Grede, landscape architect, about his proposed agreement to redesign Ashley Park.
 - Motion: To approve the \$700 proposal by Steve Grede to prepare an overall, multi-year landscape design for Ashley Park, requiring him to return to the board for any expenses exceeding \$700. Beth Murphy moved, John Heyl seconded, motion passed unanimously.
- **Hospitality Committee Report:** Priya Okun reported that Susan Klement continues to do a great job at welcoming new homeowners by email. The committee is not ready to resume social events, due to the pandemic.

OLD BUSINESS

- **Landscaping:** See Landscaping Report above.
- **ABC Fence Update:** Beth Murphy reported that:
 - The project was completed in mid-June. The slatted fence is now screening the trash and debris eye sore that occurs during the monsoon season.
- **Front Yard Light Poles and Fixtures:** Ronnie Barlow reported that:
 - He is still seeking bids for repairs and painting of the light poles.

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- Mike Katz indicated that funds for painting light poles will be considered during the next budget process.
- **Drainage system inspection 2022:** Ronnie Barlow reported that the inspection has been completed and he is seeking bids for remediation items.
- **APdS Bylaws Review:** Mike Katz reported that he has not yet completed his review of the committee's documents, but will do so by the February annual meeting.

NEW BUSINESS:

- **Web Site:** Beth Murphy reported that our web site software needs to be upgraded. Nicole Deere, who has web site design experience, offered to assist with the upgrade.
- **Wildlife:** The board heard, at length, comments, suggestions, and criticisms regarding a recent situation that occurred with a wildlife removal vendor, two homeowners, and the board.

CALL FOR AUDIENCE/HOMEOWNER INPUT

- No additional comments.

ACTION ITEMS: Ronnie Barlow will:

- investigate whether the city water department could provide an assessment and advice on decreasing our water usage.

NEXT MEETING:

The next regular meeting of the board is scheduled for September 26, 2022 at 5:30 PM.

ADJOURNMENT: The meeting adjourned at 7:18 PM.