

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: November 7, 2022
Time: 5:30 PM
Location: Via Zoom

CALL TO ORDER

The meeting was called to order at 5:31 PM.

ROLL CALL

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

Absent: John Heyl - Treasurer

Homeowners: Greg Bedinger, Elizabeth Bernays, Lisa Henthorne, Linda Hitchcock, Susan Klement, Helen Landerman, Bridget Radcliff

Management

Representative: Geoff Obral, 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 September 26, 2022 Board of Directors meeting as written. Priya Okun moved, Shirley McGhee seconded, motion passed unanimously.
- **Motion:** To approve the minutes for the October 28, 2022 Board of Directors meeting as written. Shirley McGhee moved, Priya Okun seconded, motion passed unanimously.

REPORTS

- **President's Report:** None, see comments throughout.
- **Treasurer's Report:** John Heyl submitted a written report and Mike Katz commented that:
 - The HOA budget is in reasonable shape as we approach the end of the year.
 - We have a potential shortfall due to homeowners being assessed less than was approved by the board for the 2022 budget. However, we are not expecting any major bills before the end of the year.

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- We currently have approximately \$48,000 in reserves, with \$44,000 in the general reserve fund and \$4,000 in the major projects fund.
 - Our water bills are currently confusing because of non-payment during Cadden's recent move to a new location.
- **Manager's Report:** Ally Jaeger submitted a written report, and Mike Katz commented that:
 - A third electrician is scheduled to come this week to bid on the light pole project.
 - The board has approved a vendor to repair the raised sidewalk in front of 507 E Anatole Street for \$1100. This vendor has been used by Cadden before, and Mike has asked Ally to schedule the work.
- **Architectural Review Committee Report:** Matt Fischler submitted a report indicating that the committee approved two items since the last board meeting: repainting trim in a new color, and replacing a gate.
- **CC&Rs Compliance Committee Report:**
 - In her site inspection report, Ally noted weeds as the most common issue.
 - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** No report. Susan Klement noted that APdS map and directory will be updated soon.
- **Landscaping Committee Report:** Shirley McGhee reported that:
 - The landscaping crew has completed one extra day (of the five extra days approved) of hand weeding so far.
 - Brightview Tree Service took down two palo verde trees that needed to be removed.
 - She will be checking with the landscaping crew this week to confirm that the irrigation schedule has been reset for the winter season.
 - The landscaping committee is moving ahead with the plan for Ashley Park, consulting with Steve Grede, landscape architect.
 - As a first step, there will be three red push pistache trees planted. She is pursuing a bid from Clay Smith for the tree planting.
 - The committee has decided against retractable shade cloth on the permanent structures and is seeking a more permanent material.
 - A trellis will be planted on the west side of the structures to provide more shade.
 - She has clarified the landscaping crew's schedule for working on the different zones within APdS and presented a written schedule for posting on the web site.
- **Hospitality Committee Report:** Priya Okun noted that Susan Klement continues to welcome newcomers by email. There are no events planned, due to the ongoing pandemic.

OLD BUSINESS

- **Landscaping:** See Landscaping Report above.

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- **Website:** Beth Murphy reported that the web site conversion from Weebly software to WordPress has been completed by Victory Media at the agreed-upon budget of \$500.
- **Front Yard Light Poles and Fixtures:** See Manager's report above.
- **Walkway repairs:** See Manager's report above.

NEW BUSINESS:

- **Management Service:** Mike Katz reported that:
 - Our contract with Cadden Community Management will be terminated as of December 31, 2022.
 - The board has identified nine candidate companies and has sent out RFPs to them.
 - He has met with Gabino Trejo at Cadden to discuss the transition.
 - The board's goal is to have a new company in place by January 1, 2023.

CALL FOR AUDIENCE/HOMEOWNER INPUT

- Helen Landerman and Susan Klement expressed gratitude to the board members for their work.
- Bridget Radcliff inquired about January 1 dues; Mike Katz will be notifying APdS households on this soon.
- Greg Bedinger suggested that the landscaping committee develop an improved system for responding to water leaks in the future.

NEXT MEETING:

The next regular meeting of the board is scheduled for January 16, 2023 at 5:30 PM, via Zoom. The date for the annual meeting in February is to be determined.

ADJOURNMENT: The meeting adjourned at 6:06 PM.