

**ARMORY PARK DEL SOL (APdS) HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
February 20, 2023 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 78 ballots returned and approximately 34 households in attendance.

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

Morgan V and Suzi C, representing HOA Management Solutions

**Notetaker:** Beth Murphy, HOA Secretary

**Civility and Kindness:** Mike Katz expressed expectations for civility and kindness during the meeting.

**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 2022 Annual Meeting**

The 2022 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 the APdS web site.

- The community continues to be a strong, viable, and stable organization.
- The board has worked effectively as a collegial team this year.
- The change of our management service has been challenging and the transition from Cadden Management to HOA Management Solutions is ongoing.
- We had an unexpected shortfall in revenue from homeowner dues due to Cadden underbilling homeowners for their assessments.
- We had an unexpected landscaping expense of \$2000 due to wasted pre-emergent chemicals when spraying was interrupted.
- Water expenses have been unpredictable this year; a group of volunteers has begun working on water conservation.
- Brightview Tree Service has provided excellent service in managing our trees.
- Smith Landscaping has continued to provide satisfactory services.
- Our homeowner dues will increase by 7.8% to \$312 per quarter for 2023.
- The President recognized the many volunteers who have supported the community this year.

**Finances:** John Heyl

John provided information on the HOA's finances, in addition to his annual report, included in the President's Report on the APdS web site.

- He provided additional detail on the underbilling by Cadden. Each homeowner was underbilled by \$88 during the past year.
- Because we do not yet have end-of-year reporting on 2022 finances from Cadden, he is unable to determine the effect of the underbilling on the overall budget.
- He recommended that a Finance Committee be set up to assist and advise the treasurer, management service, and board.

**CC&R Committee Report:** Tom Skinner

Tom commented on CC&R violations, in addition to his annual report, included in the President's Report on the APdS web site. He cited weeds, painting, and fascia as the most common CC&R issues that arise.

**Architectural Review Committee:** Matt Fischler

Matt discussed architectural review issues, in addition to his annual report, included in the President's Report on the APdS web site. He noted 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 HOA Management Solutions.
- He noted that homeowners are pre-approved to repaint in the same colors. The committee encourages colorful paint colors rather than white, gray or beige.

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

In addition to her annual report, included in the President's Report on the APdS web site, Shirley McGhee responded to questions and concerns about future budgeted amounts for the development of Ashley Park.

**Safe and Clean Committee:** Carole Baumgarten

In addition to her annual report, included in the President's Report on the APdS web site, Carole thanked the many volunteers who check for light outages and pick up trash. She noted that the work on some of the deteriorating front-yard light poles is ongoing.

**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 noted that there have been no social events for the past few years due to Covid considerations. Normally the committee plans two potlucks, a cookie exchange, and refreshments for the annual meeting. The committee is currently welcoming new residents through email.

Armory Park del Sol Homeowners Association

Annual Membership Meeting

February 20, 2023

**Election of the 2022 Board of Directors:** Morgan V from HOA Management Services announced the members for the 2023 board: Linda Hitchcock, Mike Katz, Shirley McGhee, Priya Okun and Bridget Radcliff.

**Homeowners' questions and comments during the meeting:** Discussion topics included:

- Neighborhood Zoom sessions and monthly gatherings.
- A request to see the President's Report in advance.
- An endorsement of Bridget Radcliff for President of the board.
- A desire to see more details in HOA financial reports.
- The use of pre-emergent chemicals in common areas.
- The contentious tone by some members during the meeting.
- Expressions of gratitude for the service of board members.
- Management and process for CC&R violations.
- The budgeted amount of \$10,000 for Ashley Park developments.
- The need for more discussion on Ashley Park plans.
- Underbilling by Cadden and whether homeowners should be billed for \$88.
- How a board member can be removed, according to our bylaws.

Adjournment: 8:34 PM