

# ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION, INC.

Annual Meeting

January 8, 2003

The Annual Meeting of Armory Park Del Sol Homeowners Association, Inc. was held on Tuesday, January 8, 2003 at the Model Home, 450 E. Downtown Street, Tucson, AZ 85719, at 10:00AM. Board Members present were John Wesley Miller, President. Also present were Ken Bade, Association Manager and Pam Bartolai of Lewis Management Resources, Inc. and Georgia Schwartz, Sec/Treasurer of the Board of Directors with the John Wesley Miller Companies. Four homeowners present, please see sign-in sheet.

## I. INTRODUCTIONS

Members individually introduced themselves.

## II. CALL TO ORDER

Ken Bade called the Meeting to order at 10:03 a.m. A quorum was noted for the record. Introductions were made.

## III. COMMUNITY UPDATE

An update of construction and sales was made by John Wesley Miller. At present ten homeowners are in residence, 15 homes are sold.

Phase II to the North has the utility work done. Pavement will be done in mid-February. Reservations for Phase II are starting to be taken. Lot values for Phase II are \$18,000 higher than those in Phase I.

Restoration is continuing in the neighboring area, thus helping to accelerate the value of the homes.

There are six homes sold but not started yet, so construction activity in the area will continue.

Mr. Miller mentioned that Armory Park del Sol should be built out in two years, and Ashley Park construction has begun.

## IV. MEMBER Q&A

Landscape maintenance is not adequate. Ken Bade to look into the possibility to increased service

Garden (Southeast corner) of the community: When can it be started. Mr. Miller stated there is a need for five interested people before the Garden can move forward. Nancy Mairs will contact "Community Gardens" for information and input regarding the community garden. Developer will grade, raise the area, and fence the area for the homeowners.

LMR to send flyer for volunteers for the ARC Committee and the Garden Committee.

LMR to discuss with the landscaper the use of pesticides and chemicals for weed control – homeowners would like non-use of these chemicals.

LMR to maintain the light bulb in the lamp posts and above the garage doors.

## I. ADJOURNMENT

A motion to adjourn the meeting was made and seconded. There being no further business, the meeting adjourned at 11 a.m.

Respectfully submitted by Ken Bade, Association Manager  
For Armory Park Del Sol Homeowners Association, Inc.