

ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION, INC.

Annual Meeting

January 7, 2004

The Annual Meeting of Armory Park Del Sol Homeowners Association, Inc. was held on Wednesday, January 7, 2004 at the Model Home, 425 E. Downtown Street, Tucson, AZ 85719, at 4:00PM. Board Members present were John Wesley Miller, President and Georgia Schwartz, Secretary/Treasurer. Also present were Krista Miller of John Wesley Miller Companies, Ken Bade, Association Manager and Maryann Nevins of Lewis Management Resources, Inc. Eleven homeowners were present.

I. CALL TO ORDER

Ken Bade called the Meeting to order at 4:00 p.m.

II. INTRODUCTIONS

Ken Bade introduced those present from the Board of Directors and Lewis Management and offered a brief explanation of the purpose of the meeting.

III. COMMUNITY UPDATE

Mr. Miller, President of the Armory Park del Sol HOA greeted those Members in attendance and invited each Member to introduce themselves. Mr. Miller started the meeting with a brief discussion regarding the surrounding neighborhood and some of the nearby amenities City living has to offer. Mr. Miller expressed thanks to those Members in attendance for their support and contributions in helping to create a positive neighborhood environment and a sense of community.

John Wesley Miller gave an update for construction and sales. In 2003 ten homeowners were in residence, as of this date in 2004 33 homes are sold. Construction is scheduled to begin on a series of homes, which will be attached to one another. The plan calls for three homes to be connected to one another. There are plans for a new model to be included in the Community. There is a new Victorian style home in the Community. An evaluation of the energy consumption for this style of home is in progress and the current analysis indicates a lower consumption of energy and water in comparison to other energy efficient communities in the Tucson area. A complete energy analysis is in progress. Property values have increase since the establishment of Armory Park Del Sol. The average price of a home at the start of the Association was \$250,000.00. Today the average selling price is \$325,000.00. Also discussed was the problem of numerous cracks that some of the sidewalks within the Association have, as well as outside of the Association, within the City streets. Mr. Miller will consult with the City to have necessary repair work done for those streets the City is responsible for. John Wesley Miller Companies will repair those cracks within the Association. Mr. Miller informed those present that a meeting with the Corporate Commission in February would include discussion about the rebate program from Tucson Electric Power Company. There is a meeting planned for early February to discuss the Community Garden. Mr. Miller mentioned that a neighborhood watch program has been set up.

IV. HOMEOWNER FORUM – QUESTIONS & COMMENTS

At this point of the meeting the floor was opened for questions and comments from the Members of the Association.

1. A request to clean up the neighborhood property to the North of the Community was made. Mr. Miller stated that he would attempt to contact the proper authorities and ask that the area near the warehouses cleaned up of any debris and weeds.
2. A request to conduct the Annual Meeting at a later hour of the day was made. The request will be considered, but confirmation of a specific time for the next meeting was not determined.
3. Several comments from various Homeowners were made regarding the quality of the landscaping and the selection of the plants within the Community. Mr. Bade of Lewis Management Resources

informed those present that the current landscaping company would be increasing their service to bi-weekly maintenance. Mr. Miller chose the plant selection for the Lots. Lewis Management Resources will research and obtain bids from other landscape service companies.

4. Homeowners feel that the landscape company should be cleaning up pet feces when they do the landscape maintenance. Also, some concern about people not cleaning up after their pets was expressed. A possible solution might be to place reminder signs in various locations in the Community or to place pet clean up stations in areas to encourage pet owners to clean up after their pets.
5. A homeowner indicated that they would like the HOA to be included in the Armory Park Neighborhood Association so that the Armory Park del Sol HOA would have voting rights concerning neighborhood issues. Georgia Schwartz of John Wesley Miller Companies would research this matter. Another possible way to voice the opinions of the HOA would be to circulate petitions regarding various neighborhood issues.
6. A question about whether or not rear yard gates could be installed was asked. Mr. Miller stated he might be willing to look into this possibility.
7. A question regarding an Association Directory was posed. Krista Miller of John Wesley Miller Companies will look into formulating the information for a directory.
8. Numerous Homeowners inquired about electronic funds transfer options for payment of Association dues. Mr. Bade responded that this type of payment would be possible, but that in order to initiate an auto debit payment program, the Association would need to establish an account with the Community Association Institute Bank. The auto debit is of no cost to the Association. Mr. Miller stated that the account would be opened.
9. Several Homeowners stated that they felt there were sight visibility concerns at the North end of the Community as it continues to develop. More street signs in this particular area are included in the final plan for the Community.
10. The lighting of the streets around the Community could be improved upon. Is there a remedy? No definitive answer was available, a possible solution offered by Mr. Miller was to place sensor lights in the Community.
11. Some of the trees along the back wall might need replaced. A walk through the Community with the landscaper is planned for the spring of 2004.
12. The Association is responsible for changing the bulbs for the overhead garage lights, as well as the street lamp of each property. This could be accomplished more efficiently by having the nighttime security patrol service noting the addresses with outages and then informing Lewis Management Resources, so that they can arrange the bulb change. George Mairs, Homeowner in Amory Park del Sol extended his services to help ensure that the lamppost lights are changed out in a timely manner. A supply of bulbs will be left at the sales office for Mr. Mairs to change the lamppost bulbs. Lewis Management will ensure that the garage lights get changed.

V. ADJOURNMENT

A motion to adjourn the meeting was made and seconded. There being no further business, the meeting adjourned at 5:27 p.m.

Respectfully submitted by Maryann Nevins, Assistant Manager
For Armory Park Del Sol Homeowners Association, Inc.