

Armory Park Del Sol Homeowners Association
2009 Annual Meeting Minutes
February 25, 2009

The Annual Meeting of the Armory Park Del Sol Homeowners Association was held on February 25, 2009 at 6:00 PM at the St. Andrew's Episcopal parish at 545 S. 5th Avenue, Tucson, AZ. Board members present was John Wesley Miller. Representing Lewis Management Resources (LMR) were Gail Wikel and Andrea Stevens.

Call to Order

The meeting was called to order at 6:00 PM.

Determination of Quorum

➤ Quorum was attained with 48 Homeowners represented in person and by absentee ballot.

Transition Committee Report – Michael Katz

The APdS Transition Committee (TC) has been working hard to move towards a homeowner-controlled Association by the date of the next Annual Meeting. The TC has spent many hours reviewing documents, and we have been working closely with the attorney selected by the TC, Ms. Tanis Duncan, Esq. Because it has taken the TC much longer than expected to receive requested documents and adequately assess key issues, there is not sufficient time to hold a full election for a new Board, including development of a slate of nominees and the use of absentee ballots. Mr. Miller and the TC, with the help of our respective attorneys, have agreed to seat a Board on February 25 populated totally by homeowners, in the following way:

- Carole Baumgarten and Ken Shackman will be appointed to serve on the 2009 Armory Park del Sol Board of Directors. They are homeowners currently sitting on the Board.
- Election for the three (3) remaining Board seats will consist of homeowner candidates and will be voted on by the homeowners at the February 25, 2009 Armory Park del Sol Annual Meeting.
- All five (5) Board Directors will serve until the 2010 Annual Meeting, as defined by the Section 3.2 of the Armory Park del Sol Homeowners Association By-Laws.

• Any homeowner in good standing is eligible to run for a Board position, and homeowners can self-nominate or be nominated by others (as long as the nominee is in agreement). Given the very short time-line and our desire to inform homeowners of who is running, please submit name(s) of nominees to Gail Wikel (gwikel@lmri.org, 742-5674) by 5pm, Wednesday, February 18th. However, nominations submitted later or from the floor at the February 25th meeting will be accepted. Nominees who are not present on February 25th must have submitted an application form in advance, or have provided written acceptance of the nomination. In order for the homeowners to make an informed decision, we ask that nominees complete the attached nomination form. Proxy votes will be accepted for this election as allowed for Developer-controlled HOAs. If you are unable to attend and wish to allow another homeowner to vote on your behalf, you must complete and sign the enclosed proxy card and the person voting on your behalf must bring it to the meeting.

I know there is confusion regarding a prior mailing requesting volunteers for Board appointment. This new announcement supercedes the previous mailing. However those who already submitted their nomination do not need to re-submit.

I'm sure some will have questions or would like more detailed information. More information will be sent electronically via the APdS listserv. If you have not yet signed up for the APdS homeowner's listserv, we strongly encourage you to do so. Just send Paul Gohdes (p-dtucson@cox.net) your name and email address and he will enroll you. Please be assured that regardless of the status of the HOA transition, Mr. Miller's responsibilities as the Developer remains, including ensuring the City's acceptance of the streets and sidewalks. The Transition Committee greatly desires the participation of each and every homeowner at the February 25 meeting and with the election.

Voting – Board of Directors/Approval of the 2008 Annual Meeting Minutes

Gail had each candidate stand up and introduce themselves and give a brief biography (Kathy Heyl & Michael Katz). Gail took nominations from the floor, which included Frank Cannella and Susan Klement. All ballots were completed and turned in. Gail asked for two volunteers to help count ballots.

Presidents Comments – John Wesley Miller

Welcome to everyone and thank you for attending. John explained a little of the history. The land was purchased in 1999 and the first model was opened in March 2001. September 11, 2001 put a real damper on the development and it slowed down. One of the primary concepts of the community was No Rentals. Due to this fact, it took much longer to sell homes in the community, as they were not sold to investors. At this time there are no potential foreclosures in the community.

There was another deviation from the normal – there is no parking on the streets or in the “guest parking” by homeowners. The guest parking is strictly enforced. It was also mandatory to have all homes be solar powered. The community was voted the most energy efficient community in the Country.

The challenges that we have faced are no different than what any other developer faces. Some of the challenges are to communicate, collaborate and cooperation. Communication and collaboration are easy, but the cooperation is often times the hardest challenge. John would like to see the community strive to conserve even more water in the future.

John recognized all of the committee chairs:

- Matt – ARC
- Laural – Landscaping committee
- Carole – Clean and Safe Committee
- Ken – Compliance Committee
- Alice/Kathy – Social Committee

Thank you to everyone for buying into the community and making it such a great place to live. Thank you for believing in his concept.

There is a financial summary included at the end of the handouts that was passed out.

Committee Reports

A copy of all reports was included in the handout, the chairperson summarized the reports.

- Architectural Review Committee – Matt Fischler
- CC&R Committee – Ken Shackman
- Landscaping Committee – Laurel Wilkening (Former Chairperson)
- Clean & Safe Committee – Carol Baumgarten
- Social Committee – Alice reported
- Finance Committee – Dave

Voting Results

Gail announced that Kathy Heyl, Michael Katz and Susan Klement were all elected to the new Board of Directors. John endorsed the election results.

Homeowner Forum – Questions & Comments

- Will there be any problems with getting the streets accepted by the City? *No, John Wesley Miller will have it done within the allotted time.*
- When will the last vacant lots be sold? *John said he does not know and he is not willing to discount the lots just to sell them.*
- Why are the drainage holes in the detention/retention basins so small? *It is designed that way so that the water will percolate into the ground. It is up to the City specs.*
- When will ProScapes begin as the new landscaper? *Mid-March.*
- Are the current CC&R's going to be reviewed? *At this time, the committee has mainly focused on the enforcement of the CC&R's, but will review them in the near future.*

Adjournment

With no further business to discuss, a motion to adjourn at 7:30 PM. was made, seconded and passed with a unanimous vote.

Respectfully Submitted,

Andrea Stevens, Assistant Manager
Lewis Management Resources, Inc.
For the Armory Park Del Sol Homeowners Association

Approved _____ Date _____
Board Officer Signature & Print Name