

# ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION, INC.

## Annual Meeting

### February 5, 2005

The Annual Meeting of Armory Park del Sol Homeowners Association, Inc. was held on Saturday, February 5, 2005 at the Hotel Congress, 311 E. Congress Street, Tucson, AZ 85701, at 10:00AM. Board Members present were John Wesley Miller, President, Georgia Schwartz, Secretary/Treasurer, and Director, Krista Miller of John Wesley Miller Companies. Ken Bade, Executive Vice President, Patsy Cruce, Association Manager and Maryann Nevins, Assistant Manager, represented Lewis Management Resources, Inc. Special guest, Luther Probst, of the Sonoran Institute was also in attendance. Eighteen homeowners were present.

#### I. CALL TO ORDER

Ken Bade called the Meeting to order at 10:00 a.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 introduced guest, Luther Probst, of the Sonoran Institute. Mr. Miller received The Face of Conservation – Livable Community Award from the Sonoran Institute on February 4, 2005.

As of the date of the Annual Meeting, Mr. Miller informed those present that 42 homes are currently occupied. A total of 53 lots have been sold as of February 4, 2005. There are a total of 99 lots in the community; however, two homeowners have purchased the lot located directly next door to their original purchase, for a current total of 97 homes in the community. There are four lots located on Third Avenue, which will be made into three lots. The first triplex has been sold in the community. Mr. Miller explained that the building codes are different for triplexes in comparison to a single family home or a duplex.

Mr. Miller finished his update by extending praise to Lewis Management Resources for their continued management of the Homeowners Association. Mr. Bade then reviewed the financial statements for the Association, indicating a positive financial outlook for proper funding of the HOA as it moves towards a transition from a Developer to Homeowner controlled Association.

#### IV. HOMEOWNER FORUM-QUESTIONS & COMMENTS

1. Why aren't replacement bulbs for the garage lights florescent lights as was previously used? A commercial light bulb that has more durability and a surge protector is now being used, with the objective of getting a longer life from the bulb.
2. What does AP stand for in the income statement? Mr. Bade informed the owner that AP stands for Accounts Payable.
3. Several months ago the intersections of 14<sup>th</sup> and 3<sup>rd</sup> & 16<sup>th</sup> and 2<sup>nd</sup> Avenue were outlined for traffic circles and stop signs to be installed. When will the project be completed? Mr. Miller informed those present that he is waiting for a response from the City of Tucson so that he can continue to move forward with the installation.
4. When will the numerously planned neighborhood construction projects begin? Mr. Miller said most of the projects will not begin until 2008. The fourth avenue underpass project will begin in 2006. Mr. Miller said that residents could contact the City Council for more information. Mr. Miller informed everyone that there are plans to turn the downtown sections of Congress Street

and Broadway Street into two-way traffic roadways to help enhance the downtown area and encourage more use of downtown Tucson.

5. Is it possible to have the Association provide the Armory Park residents with the schedule for the community meetings relevant to the downtown area? Mr. Bade stated that he would consult with John Wesley Miller Companies about how to go about receiving notice of the meetings. If notice of the meeting is provided to LMR we would be happy to forward it to the residents.
6. What will be done about some of the sidewalks in the community which have cracks in them? Mr. Miller said that those sidewalks that require replacement will be fixed within 90 days.
7. A homeowner asked if there was a list which people could sign up to be notified about the meetings for the Historic District? Georgia Schwartz, Board Secretary, and Treasurer stated that there was no list and it was matter of asking questions and making inquiries of anyone you know who may live in the district.
8. Can stop signs be installed in the community at 15<sup>th</sup> and 12<sup>th</sup> streets or perhaps some sort of device to slow down the traffic in this area? Mr. Miller stated that he plans to put in speed limit signs as required by the City and that he would be finalizing the matter with the City over the next two to three months. Mr. Miller stated that until the streets are accepted by the City, the City would not place any additional signs.
9. A homeowner asked when the transition of the Association would occur? Mr. Miller informed those residents present that the Bylaws state that the Developer, Mr. Miller, retains control of the Association until the last home is sold to a third party buyer and that he expected the transition to occur sometime in 2007.
10. Can Armory Park Del Sol become a separate neighborhood association within the City? Mr. Bade stated that he believed that once the Association transitions and the Board is comprised of residents, that they could elect to apply for the designation with the City if they wanted too.
11. Will there be a transitional period of time before the residents take control of the Board and the Association? Mr. Bade explained that approximately six months to one year prior to the transition, interested residents who would like to serve on the Transition Committee will be provided an opportunity to attend an instructional seminar on the operations of a homeowners association, provide recommendations to the existing Board on issues within the community.
12. A request to clean up some of the construction areas was made by a resident. Mr. Miller stated that he would look into cleaning up those areas which may require attention.
13. A homeowner offered praise to Mr. Miller for the award he received.
14. A homeowner asked for further clarification on control of the association. Mr. Bade provided the page and section number in the CC&Rs for more information on the subject. Page 5, Section 2.4.3 is where the information can be found.
15. Is it possible to obtain a copy of the crime report for the neighborhood? Interested parties can check with the Downtown Precinct to get the information.
16. Mr. Miller was thanked for his efforts to increase the security around the Association. Director and resident, Krista Miller, announced that she would like to coordinate another neighborhood watch meeting.
17. Georgia Schwartz suggested that residents start paying more attention to the City ordinances regarding noise disturbances and security issues. A proactive stance was encouraged regarding issues pertaining to the surrounding area.
18. The Community Garden has been rolled out and Mr. Miller has completed his contribution to the effort. The remaining care for the garden has been turned over to the residents.
19. A question about whether or not the security service was still under contract was asked? Mr. Bade explained there no longer was any other service provided other than by the City of Tucson Police Department.

Prior to adjourning, a gift certificate to a local restaurant was raffled off to those residents present at the 2005 Armory Park Del Sol Annual Meeting. The gift certificate was courtesy of John Wesley Miller. Each household was given a pre-printed, numbered raffle ticket at the sign in for the meeting. With duplicate numbers placed in a bowl, Ken Bade selected the winning number and the certificate was

presented to the Danell household, Lot # 74.

**V. ADJOURNMENT**

There being no further business a motion to adjourn the meeting was made and seconded. The meeting adjourned at 10:55 a.m.

Respectfully submitted by

Maryann Nevins  
Lead Assistant Manager  
Lewis Management Resources  
For Armory Park Del Sol Homeowners Association, Inc.