

ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
January 21, 2006

DRAFT

The Annual Meeting of the Armory Park Del Sol Homeowners Association, Inc. was held on Saturday, January 21, 2006 at the Hotel Congress, Club Room, 311 E. Congress Street, Tucson, AZ at 10:00 AM. Board Members present were President John Wesley Miller, Krista Miller and Georgia Schwartz, Secretary/Treasurer. Also present were Ken Bade and Jean Bahrman of Lewis Management Resources, Inc.

I. CALL TO ORDER

Ken Bade called the meeting to order at 10:00 a.m. A quorum was noted for the record.

II. INTRODUCTIONS

Ken Bade introduced those present from the Board of Directors and Lewis Management Resources. Mr. Bade gave 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. As of this date, there are six lots that are not sold. They expect to be sold out by April.

Mr. Miller noted that there is a cement shortage, which results in some homes not having patio walls when they move in. The homes at Armory Park are "Zero Energy Homes". The energy bills should be approximately \$15 per month. Also, the community has low water consumption landscaping. All the homes are wheelchair friendly – one out of ten homes have wheelchairs.

In order to maintain the landscaping at its current level throughout the entire community, the assessments were raised 10% for 2006.

It was noted that the landscapers should replace plants when required. Dead plants should be removed and emitters should be tied off.

There are training classes being setup for volunteers that are interested in becoming Board members when the Association becomes homeowner controlled. It should be transitioned sometime in the spring of 2007.

IV. HOMEOWNER FORUM – QUESTIONS & COMMENTS

- *Will there be a homeowner Board when the last lot is sold?*
No, the last lot has to be closed before there is a homeowner Board. If you are interested in volunteering for the Board, please notify Lewis Management Resources.
- If you see excess water in the community, call Lewis Management and the landscapers will be notified.
- *What is the current situation with adding additional solar panels?*
The first collectors were 120 watts and now they are 170. In some cases, there can be up to a \$2,000 tax credit. The credit is calculated on the percentage of what you spend per system. If you are interested in adding solar panels, call the Solar Store.
- *Who is paying for the riprap on the hill?*
The builder is paying.
- A homeowner noted that he would like to see a park at the corner of 2nd Avenue. When he bought his home he was told that area would be a “welcoming gateway”.
- *What is the plan for the drainage at Downtown Street?*
There will be a drainage area that will be finished.
- *When are we going to have training classes for volunteers that are interested in becoming Board members?*
You will be notified when classes are scheduled.

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:00 a.m.

Submitted by Jean Bahrman
for Armory Park Del Sol
Homeowners Association