

ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
February 3, 2007

DRAFT*

The Annual Meeting of the Armory Park del Sol Homeowners Association, Inc. was held on February 3, 2007, at the Armory Park Senior Center, 220 S. 5th Ave.; Tucson, AZ, at 9:30 AM. Board Members present were: John Wesley Miller, Luis Figueroa, and Georgia Schwartz. Also present were: Mark Vannatta, Association Manager and Tiffany Ayres, Assistant Manager from Lewis Management Resources, Inc.

I. CALL TO ORDER

Mark Vannatta called the meeting to order at 9:32 AM. A quorum was noted for the record.

II. INTRODUCTIONS

Mark Vannatta introduced those present from Lewis Management Resources. John Wesley Miller introduced those present from the Board of Directors and asked that the Homeowners present also introduce themselves.

III. COMMUNITY UPDATE

Mr. Miller, President of Armory Park del Sol HOA, asked if there were any objections to the 2006 minutes as drafted. There were not any Homeowner objections. The 2006 Annual Meeting Minutes were approved as drafted.

Mr. Miller gave a handout to all Homeowners in attendance. Mr. Miller stated that he has been asked to participate in a conference concerning the solar aspects of the Armory Park del Sol Homeowners Association. Mr. Miller stated that the total cost per year for electricity is approximately \$134.00. The goal for next year is to have the electric company paying Armory Park del Sol for their production of electricity.

Mr. Miller asked that all Homeowners please pay close attention to their water usage especially in the summer months. Mr. Miller explained that water conservation is a very important concept and that will take a concerted effort to achieve. He said that in the end it will make things better for all.

Mr. Miller thanked all Homeowners for being part of the Armory Park del Sol Community. Mr. Miller added that there are quite a few tax credits available for Armory Park del Sol residents.

Mr. Miller stated that recently a Homeowner Executive Advisory Committee (HEAC) was formed. The purpose of this committee is to promote a smooth transition from developer control to Homeowner control. Mr. Miller stated that each person that has been appointed to the HEAC will be performing a delegated job such as heading up the Landscape and Social Committees. Mr. Miller asked that all members of the HEAC introduce themselves and give a brief synopsis of what their individual duties and responsibilities are. Jose Reyes will be the Chair of the CC&R Committee, Mary Kay Pierce was appointed to the Community Outreach Program, Matthew Fischler will be chairing the Architectural Committee, Laura Brynwood is the Chair for the Finance Committee, Laurel Wilkening is the Chair for the Landscape Committee, Carole Baumgarten is the Chair of the Safe and Clean Committee, Mr. Miller advised that if anyone wishes to volunteer for one of these committees to see the Chairperson of that committee after the annual meeting ends.

IV. HOMEOWNER FORUM – QUESTIONS & COMMENTS

- *Can we be part of more than one committee?*
Talk to the chairperson of the committees that you wish to participate on and they will inform you whether or not they think you can.
- *Is there a transition timeline?*
Since the market has slowed down a bit, the housing market has also slowed. We have to wait and see how long it takes to finish selling the rest of the homes available. The prediction is the end of 2007. It will most likely be about a year from now for full transition.
- *If a Homeowner wishes to add their own irrigation lines, does that come out of common area water costs?*
No, it does not. That is the responsibility of the Homeowner to assume those water costs.
- *Are street/walks included in a particular committee?*
They are a part of the clean and safe committee and the landscape committee.
- *Is there a special permit available to be able to park on 3rd Avenue?*
No, Homeowners are to park in their garages, not in guest parking.
- *If we want to raise our wall, who do we contact?*
Please call or email Georgia Schwartz with your request.
- *Is the service from Breezeway free for the first five years?*
This was the arrangement for many homeowners. Please refer to your contract for details.
- *Is anyone going to fix the electrical boxes that are broken?*
The Armory Park del Sol residents and Board of Directors are not allowed to touch them. If they do we are at risk of being fined. If you have concerns, you need to contact Qwest and complain. It would probably be best if a Qwest subscriber called.
- *Can we put solar lights in high-vandalism areas?*
There is the Kitt Peak Ordinance that we would have to look at. It would be something that can be looked into.
- *What happened to the Security Guard that used to rove the community?*
That Security Guard was hired to rove the construction areas to prevent vandalism and theft.
- *Can we have a balance sheet for last year?*
As soon as it is finalized one can be emailed to you. Please contact Lewis Management Resources, Inc.

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:45 AM

Submitted by Tiffany Ayres
for Armory Park del Sol
Homeowners Association