

*ARMORY PARK DEL SOL HOMEOWNERS' ASSOCIATION*

**Armory Park del Sol  
Annual Membership Meeting**

February 28, 2011 5:30 to 7:30 p.m.  
St. Andrew's Episcopal Church Parish Hall  
545 South 5th Avenue

**Minutes**

**Call to order (6:00pm)** – The Board President Mike Katz, called the 2011 Annual Meeting to order with confirmation that 50 homeowners were present either in person or mail in ballot.

**Introductions** - Mike Katz introduced members of the 2010 Board of Directors, Committee Chairs and representatives from Lewis Management.

**Approval of minutes of 2010 Annual Meeting** (distributed prior to meeting) – Motion was made, seconded and approved as submitted

**Reports**

President: Michael Katz – Mr. Katz thanked the all committee members for their hard work during 2011. Mike recognized Ken Shackman the Board Treasurer for his hard work during the year in providing excellent detailed oversight and working with Lewis Management Resources, regarding the financials for Armory Park del Sol. Mike also recognized the following as committee chairs for the committees. All committees volunteer their time to provide valuable information and oversight for the Community. The Chairs were: Tom Skinner CC&R and Compliance, Matt Fischler Architectural and Review, Kathy Heyl and Dian Albright Landscaping, Paul Gohdes Clean and Safe, Susan Klement Governing Documents Review. Also a special thank you to Susan for her excellent work at the Board Secretary and review of correspondence sent to owners from the Board. Jerry Swatez Cultivating Community and Ernest Portillo Water Conservation Committee. Each of the committees and the committee chairs deserve a big hand of applause.

Mr. Katz reported that the Board is excited to complete the final transition to homeowner control. The documents have been agreed upon by both John Wesley Miller and the HOA Board. The final transition documents will officially turn the HOA over to homeowner control this evening. Mr. Katz thanked John Wesley Miller on behalf of the HOA and the Board for his cooperation in agreement to the terms of the transition.

Treasurer/Finance: Ken Shackman – Mr. Shackman provided the year financial report for Armory Park and the outlook for 2011. Ken noted that 2010 the HOA ended the year with a balanced budget. The 2011 assessment increase was due to the continuing effort to build the Reserve funds to cover anticipated large expenditures as the Association ages and the infrastructure needs repairs or

replacement. Two of the larger items taken into consideration were irrigation age and tree maintenance. In 2010 the leaks in the irrigation system caused leaks that resulted in higher water bills. Mr. Shackman reported that only ½ of the tree pruning is complete and for the protection of homeowner and common area property the tree assessment /pruning could not be delayed any longer. Mr. Shackman thanked the members of the financial committee John Heyl and John Myers.

Mr. Shackman thanked the community and the Board for their support during his tenure as the Treasurer of the HOA. Mr. Shackman will continue to offer the new Treasurer his support and direction as needed.

CC&R Compliance: Tom Skinner – Mr. Skinner reported that the compliance committee's job is not an easy one. The committee is dedicated to providing accurate information for compliance of the governing documents for the HOA. The committee conducts regular monthly tours sometimes in conjunction with the LMRI.

Mr. Skinner noted the general violations are weeds in small rear yard areas the area between the gate and the street, maintenance of homes and homeowner parking in the guest parking areas. Mr. Skinner noted the process is for the committee to walk the community note the violations, provide a report to LMRI. LMRI sends out the appropriate notification to owners as needed. Updates of the compliance reports are then forwarded to Tom Skinner to ensure that owners are being notified by LMRI appropriately.

Architectural Review: Matt Fischler – Mr. Fischler reported that the LMRI receives a submittal for architectural review. The committee reviews the plans and provides approvals, denials or request for more information as required. LMRI sends out the letters as noted by the committee. The HOA has established Revised Design Guidelines that was sent to all owners for input prior to implementing.

Landscaping: Kathy Heyl/Dian Albright - Ms. Heyl reported the duties of the landscape committee is to review the Association's Common Area Landscape, make recommendations for plant replacements. The landscape committee spent a good deal of time and effort in writing the revised Landscape Guidelines which provided an approved and disapproved plant list to guide owners and the HOA in appropriate landscaping for water savings and desert compatible plants.

In addition, the Landscape Committee saves the HOA money by purchasing plants from Mesquite Valley Growers, traveling to pick up and deliver for Proscapes to install. The Committee reviews landscape plans from homeowner who request additional plantings in the common area at their expense. The Committee does mundane work as sweep sidewalks, pull weeds at they walk community, and etc.

Clean and Safe: Paul Gohdes - Mr. Gohdes reported that one of the duties of the clean and safe committee is to check the exterior lighting and change out bulbs. The Committee worked to establish the neighborhood watch program.

Governing Documents Review: Susan Klement - Susan Klement reported she attended several seminars presented by HOA attorneys and at each she requested the attorney's input regarding modifying the CC&Rs. In each case the attorney reflected that the cost of modifying the CC&Rs and the requirement of 2/3 vote of all owners eligible to vote should be taken into consideration. Therefore it is the assessment of the Committee that the CC&Rs not be modified at this time.

Cultivating Community: Jerry Swatez – Mr. Swatez reported that list-serve is working well. Items for cultivating community are:

1. Welcome Packets
2. Water Audits
3. Community Garage Sale
4. Informal Discussion Group
5. Care Support Group
6. Skill and Tool Sharing

The annual block party is scheduled for April 10<sup>th</sup>, 2011

Water Conservation Committee: Ernesto Portillo – Mr. Portillo reported that the committee will make recommendations to the new board and requested more members to the committee.

**Election of 2011 Board of Directors** (Nominations Committee report and statements of Board Candidates distributed prior to meeting) The slate of candidates was elected by acclamation. The Board of Directors for 2011 is: David Danell, Matt Fischler Michael Katz, Helen Landerman and Julieta Lydia Bustamante Portillo

**Transition of APdS HOA to homeowner control:** John Wesley Miller and Michael Katz. Mr. Katz thanked Mr. John Wesley Miller for his support and contributions to Armory Park del Sol. Mr. Miller presented his affection for the community and the dream that came true regarding a different type of community in Tucson and wished the HOA well. There was a small signing presentation while Mr. Miller and Mr. Katz finalized the agreement with their signatures.

**Recognition of outgoing Board members:** Mr Katz thanked the out going Board Members for their support of the community and their valuable participation as a Board Member. Thanks and applause was given to Ms. Klements, Mr. Shackman and Brad Stroup in appreciation for all their hard work.

**Announcement of new Board; Call to participate in committees:** Mr. Katz recognized the new Board and requested the community give them their support. Mr. Katz also requested that homeowners give serious consideration to volunteering for one of the many committees in the community.

**Homeowners' Questions and Comments:**

Q. Is anything being done about the satellite dishes being installed on Toole? A. Yes, Pam Lakey responded she has made several attempts to contact Level 3, the company that owns the property and the satellite dishes without much success so far. Ms. Lakey requested that perhaps a petition to the City of Tucson Developmental Services or to the Mr. Fimbres the council person that represents Armory Park del Sol.

Q. Are there going to be any additional plants planted in front yards? A. Ms. Heyl said that the landscape committee will be working to establish a plant replacement list and installing when weather is appropriate.

Q. Is the tree pruning complete? A. Mr. Shackman responded that due to the cost the HOA is working with arborist and Tucson Trees address the trees by pruning in phases. The pruning of those trees that in the most need first. Tree pruning was as consideration when the 2011 budget was approved.

**Adjournment of Members' meeting: The Meeting was adjourned at 7:30 p.m.**