

Armory Park Del Sol Homeowners Association

Annual Meeting Minutes

February 27, 2013

Present: Mike Katz, Matt Fischler, Tom Skinner, Dave Danell and Shirley McGhee.
Also present was Tara Yokley representing Y Cross Management.

Excused: All Present

Call to Order

The meeting was called to order at 6:05 p.m.

Certification of a Quorum and Notice of Meeting

Quorum was attained with 54 Homeowners present in person or by absentee ballot.

Welcome and Introductions

- Each Board member was introduced to those present.
- Tara Yokley was introduced as the representative from Y Cross Management.

Approval of Minutes of 2012 Annual Meeting

A motion to approve the 2012 Annual Meeting minutes as written, was made, seconded and passed with a unanimous vote.

Reports

President's Report

- Armory Park del Sol completed another successful year.
- We live in a great neighborhood with great neighbors.
- I feel fortunate to live in APdS and be a small part of our success.
- One of the most important tasks of the Board is to assure financial stability of the organization.
- This past year, as in the previous several years, we sought ways to reduce expenses and improve our financial efficiencies.
- Treasurer Matt Fischler will describe in more detail how we have been able to keep our major expenses (landscaping and management) level, allowing us to keep the HOA assessments unchanged for 2013. We do have some budgetary concerns that I will discuss more under landscaping.
- APdS successfully transitioned to Y Cross as our management service. With any management transition there always issues, however the transition has been relatively smooth. Since Y Cross has been our management company for one year, the Board will be undertaking a formal performance evaluation of Y Cross. Our current manager Tara Yokley may be reached at manager@armoryparkdelsol.org or 520-219-4520.
- The cost of landscaping (including our landscaping contractor, maintenance and repairs) comprises about 75% of our annual expenses. While in the previous several years we had

been able to reduce our water costs, we have seen a significant increase in water costs over the past six months. It is likely that some of this increase is due to covert leaks in our irrigation system, and we are working with Tucson Water and private vendors to isolate the leaks and fix them. Our irrigation has reached its life expectancy in the older parts of the neighborhood and the Board is actively investigating the best approach to and estimated costs of irrigation system replacement. Given the high cost of such work, this will be done over several years. Simultaneous to the irrigation system replacement will be plant and hardscape improvements and improved erosion control where needed.

- For the past two years, we hired a dedicated arborist (Timothy Holmes) to perform major tree pruning. Proscapes has performed minor tree trimming, but the Board was not satisfied with the quality of that work. For 2013, all tree work has been removed from the Proscapes contract and Timothy Holmes was contracted to perform all tree work. The net cost of this change is flat or slightly reduced from previous years.
- The APdS website (www.armoryparkdelsol.org) continues to function well and it serves as the public face for the HOA. We would like to improve the utility of the website as a communication and information resource.
- Perhaps the most difficult task for an HOA Board member is enforcement of the CC&Rs and associated governing documents. The Board is legally obligated to enforce the governing documents in a fair, consistent and reasonable manner. Each Homeowner is legally obligated to abide by the rules set forth by these documents. The vast majority of APdS Homeowners abide by these rules and in cases where violations are noticed, most Homeowners quickly resolve the issue. Such compliance by Homeowners is why our neighborhood looks so great.
- The most controversial event in 2013 was related to the Third Amendment of the CC&Rs and the efforts by the Board to develop rules and to define and explain the elements of the multi-issue amendment. While there was significant discussion, with some members dissatisfied with the Board's action, the amount of discussion and strong feeling expressed shows that Homeowners are paying attention to what the Board is doing and care about the HOA.
- The APdS CC&Rs have not been altered since written by the Developer. Any change to the CC&Rs requires approval by a minimum of 67% of all Homeowners. Current/past Board members and probably most Homeowners realize that there are sections or specific items in the CC&Rs that are unclear or perhaps should be changed. An Adhoc Committee was appointed in 2012, chaired by Ken Shackman to review the CC&R's with an eye towards amending items that need change. Ken will report on his Committee's activities shortly. The Architectural Review and Landscaping Committees were requested to review and recommend changes to the Design Guidelines and Landscape Guidelines. The recommended changes have undergone review and comment by Homeowners and the Board will act upon the revised documents at the March meeting.
- APdS members continue to be involved with the Armory Park Neighborhood Association as Board members. Downtown development in proximity to Armory Park continues with the construction of two student housing projects and conversion of the Armory Park Apartments to market level housing (The Herbert). Upon completion, these projects will have a significant impact on traffic and parking, with the potential for residents of these facilities legally parking as guests in APdS under current CC&R rules.
- A request was submitted to the City to change APdS from Ward 5 to Ward 6. The primary reason for this was because Ward 5 represents most of the Armory Park neighborhood and

the issues facing APdS are similar to those faced by the rest of the neighborhood. Based on my testimony and supporting documents, the Advisory Committee on Ward Reassignment recommended acceptance of our request. The issue now resides with the County since ward reassignments can have an impact on voting precincts.

- Each Board member, Committee Chair and Committee member volunteers their time on behalf of all of us. I hope each and every Homeowner shows their appreciation to these volunteers. As with many volunteer organizations, the work of APdS is accomplished by a small group. We cannot depend on this same small group to work on our behalf forever. Many current Board members and Committee Chairs have been volunteering for several years. As a member organization, the work of APdS is the responsibility of each and every Homeowner. We need more people involved as Committee Members, Chairs and in the future, as Board members. Everyone is busy, but if we all pitch in and do our fair share, the work will be more evenly distributed. Please sign up for a Committee.

Treasurer's Report

- The December 31, 2012 financials were reviewed with those present.
- Budget variances were reviewed.
- The 2013 assessment increased by a small amount.
- The Developer pays a reduced assessment.

CC&R Compliance

- The bulk of the compliance effort was transitioned to Y Cross Management.
- Inspections are conducted twice per month.
- The compliance work mainly consisted of routine issues such as backyard weeds.
- Residents are once again to be commended for their efforts in maintaining not only their properties, but the general look of the neighborhood.
- During the year, Y Cross worked with different software systems to provide computerized discrepancy identification and evaluation as well as expedited notification of problems to residents. Efforts continue to provide the most efficient methods of identifying, tracking and ultimately tracking deficiencies.
- The Y Cross website, as well as the APdS website, have links to complaint forms for residents to use to report violations. Those reports will be evaluated and acted upon expeditiously.
- The FCC regulates satellite dishes.

Architectural Review

- Homeowners are painting and replacing the wooden gates with metal gates.
- There have been no issues with the selections made by Homeowners.

Landscaping

- Approximately 15 plants were purchased for the spring planting.
- Approximately 30 plants were purchased for the fall planting.
- The Design Guidelines were reviewed to incorporate Landscape Guidelines.
- A meeting was held with the arborist for input regarding annual tree pruning.
- Multiple meetings were held with the tree pruner regarding the annual tree pruning.
- Arrangements were made to purchase five trees from the Trees for Tucson program.

- A meeting was held with the contractor regarding moving emitters away from tree trunks.
- An inventory was developed of all trees being irrigated.
- A Homeowners request for front yard planting was approved.
- A Homeowners request for planting was denied.
- Five mesquite trees in the detention basin are being had watered.
- The bare emitters were buried along the walkway.
- A meeting was held with the landscapers to discuss long-range issues.
- The irrigation rebate program has been suspended.
- The landscapers have divided the community into zones and will work in a particular zone at each visit.

Clean and Safe

- Paul Ghodes was recognized for his hard work as Chair of the Committee.
- Carole Baumgarten agreed to accept the Chair position and help the Committee move forward.
- The Committee spearheaded the effort to update the Safe and Clean Neighborhood Watch map. Many of the members went door-to-door to meet people and enroll them in the watch program.
- The Committee feels this is a great project that allows them to meet neighbors and connect with them as a Committee. It is an opportunity to speak personally with people and learn more about how they see the neighborhood and what they think about many things.
- The Committee is also responsible for picking up trash and checking the front and back lights to make sure the lighting system is working as a deterrent to crime. Most people consider the program important and the Committee is a great group of people that care about the safety and cleanliness of the neighborhood.

Governing Document Review

- The goal of this Committee is review the existing CC&R documents, associated amendments and recommend revisions by proposing new amendments. The Committee will not be rewriting the existing CC&R document.
- The Committee expects to have the work completed in the fall of 2013.
- The current list of amendment subject areas being considered are:
 1. Who should have the responsibility for the front yard landscaping maintenance for each lot
 2. What should be the extent of business activities within homes
 3. What should be the number of "For Sale" signs on each property
 4. Should parking by owners within the guest parking areas be allowed
 5. Should Amendment 3 be rewritten to better address the subject areas (renting, housesitting, definition of family members, etc.)
 6. What should be the percentage of owners required to amend the CC&R document
- An online survey will be conducted in March 2013. The Committee completed the list of questions and Mike Katz obtained the necessary computer software to prepare the online survey. The Committee and a small group of owners tested the online survey. The online survey will:
 1. Concentrate on the amendment subject areas that are currently being discussed by the Committee

2. Attempt to determine if there are other areas of interest by the owners for amendments
 3. Attempt to establish the priority of the various amendment subject areas
- At least one neighborhood meeting of the owner will take place after the online survey has been conducted and the results analyzed.
 - The preparation of the “Guide to Use the CC&R Document” is seriously being considered. The purpose of this document would be to assist the owners to navigate through this critical governing document.
 - Y Cross staff was tasked with retyping the CC&R and Bylaws as a word format document. The members of the Committee proofed the documents for accuracy and revisions were made. The retyping effort for the tow documents has been completed.

Election of 2013 Board of Directors

- There are five Board positions to fill.
- Alice Dance is a candidate for the Board.
A motion to elect the five candidates by acclamation was made, seconded and passed with a unanimous vote.

Recognition of Outgoing Board Members

- Tom Skinner was recognized for his hard work while serving on the Board.

Homeowner Questions and Comments

- A Homeowner wanted to know how many students will be in the new student housing.
There will 700 students and the developer feels they will use the paid for parking that will be provided.
- A Homeowner wanted to know if the residents on Third Avenue would receive parking permits.
The Armory Park Neighborhood Association is in discussions with Park Wise to develop some sort of system.

Adjournment

With no further business to discuss the meeting was adjourned at 7:30 p.m.

Respectfully submitted by:
Tara Yokley, for Y Cross Management Group