

Armory Park Del Sol Homeowners' Association
Board of Directors Meeting Minutes
Monday, April 14, 2008

Location: St Andrew's Episcopal Parish
545 S. 5th Avenue, Tucson AZ 85702

Board Members Present: Kenneth Shackman, Georgia Schwartz and Luis Figueroa, which constituted a quorum. Gail Wikel represented Lewis Management Resources, Inc. Homeowners attending are recorded on the sign-in sheet on file at Lewis Management Resources, Inc.

Excused: John Wesley Miller and Carol Baumgarten

I. Call to Order

Vice President Luis Figueroa called the meeting to order at 3:00 p.m.

II. Directors Comments

Mr. Figueroa reported that John Wesley Miller regretted that he was unable to attend the meeting due to out-of-town guests. Mr. Figueroa turned the meeting over to Georgia Schwartz.

III. Reports

President

No report due to John Wesley Miller's absence.

Treasurer

Gail Wikel provided a February 2008 Financial Summary in the Board packet and to the homeowners present. Treasurer Georgia Schwartz read this summary.

A motion was made, seconded and passed to approve the February 2008 Financials as presented, subject to audit.

Architectural Review Committee (ARC)

Matt Fischler, Chairman, provided a written report in his absence.

- The first meeting of the Design Review Committee was held in January 2008.
- Submittals that have come to the committee have been handled through e-mail. Once the process for approval is clarified in the guidelines, a more formal meeting schedule will be established.
- The task of revising the Design Guidelines has dominated the efforts of the committee members.
- Thanks to the following for their time and efforts on the Design Guidelines revisions: for the initial revision of the document, Gail Fischler, Michael Katz and Cathy Heyl; for general editing and clarifications, Ken Shackman, Bob Shapiro and Bob and Wanda Stauffacher; and for final clean-up, Laurel Wilkening.

Landscaping Committee

Laurel Wilkening, Chairman, provided a written report in her absence.

January 26, 2008 Meeting - Set our agenda and gathered information for the projects to be worked on this year:

- Community Garden-trying to figure out how it can work as a community garden or other uses. Initially, information is being gathered from John Wesley Miller (JWM) Const. regarding constraints on the site, particularly location and depth of utilities on the site.
- Detention-Retention basin - Will propose some ideas to make the area is more attractive to birds, butterflies and residents. This suggestion, which came out of the November 2007 Annual Meeting, has received a favorable reception from John Wesley Miller and homeowners. Our ideas will be put before Armory Park Del Sol (APdS) homeowners for additional suggestions and feedback.

April 5, 2008 Meeting – Discussed projects set at the January 26, 2008 meeting.

- Formed a subcommittee for the detention-retention basin nature-friendly area.
- Discussed concerns about vines and trees on Non-Common Areas obstructing streets and sidewalks. We are considering making a more formal list of prohibited plants and trees for APdS.
- Bill Crowley of The Groundskeeper has been receptive to developing a "no spray" map for the landscaping crew to use when spraying herbicide on weeds, but a number of concerns on the part of homeowners who don't favor such a map must be addressed. More information and further discussion will be necessary before a recommendation, if any, can be made on this topic.
- The Landscape Committee is also participating in the *Design Guidelines for Armory Park del Sol* review process. Representatives are Bob Stauffacher and Gail Fischler.

Safe and Clean Committee

Carole Baumgarten, Chairman, provided a written report in her absence.

- The committee originally enlisted 55 homes, some just outside our subdivision, to join our Neighborhood Watch program. This past February another eight families signed up to join us. These homes are all listed with the police and each home has a map of our subdivision with names and phone numbers of other neighbors. This has added to our sense of well being and good feelings among our neighbors.
- The fence that was broken between the neighboring businesses and us has been repaired! Thanks to Michele and Louis for on this problem, this work has been completed.
- The committee has taken over the trash pick up in our neighborhood. We walk the area at least once a week and pick up anything that has blown around. We are hoping that our example will help all residents feel responsible for picking up and making our job easier.
- We recently became a part of a much bigger group to address safety issues. One of our residents and committee members, Paul Gohdes, has been named as Chair

of the Security Committee for all of the Armory Park Subdivision. The leader of the entire Neighborhood Watch for all of Armory Park is Jan O'Kelley. She can be reached at 622-3343 and her email is jan@thelittlegarden.org. She would love to hear from you regarding any concerns you might have... Feel free to contact her directly or go through our committee, whichever makes more sense at the time.

CC&Rs Enforcement Committee

Ken Shackman was present and also provided a written report.

Since the beginning of the calendar year, the following accomplishments have been made.

1. The members of the CCR Committee have worked with the members of the Architectural Committee and the Landscaping Committee to revise the Design Guidelines mailed to the property owners in October 2007 by Lewis Management Resources, Inc. (LMRI). Two ad hoc committees were formed to review and revise this document. Additional revisions are being made based on a meeting of the members of the Architectural, CCR, and Landscaping Committees. A revised document will be forwarded to the property owners on the listserv in April. Based on the review comments received from the property owners, further revisions may be made. The revised document will be submitted to the APdS HOA Board of Directors in May. This document will then be submitted by the Board to the architectural firm that prepared the original design guidelines document for review and comment. The document will be discussed at the mid-year meeting of the APdS property owners.

2. Steps have been taken to improve the exterior appearance of some of the oldest homes in the subdivision if noticeable signs of deterioration are showing. Typically, the problem has been the deterioration of the paint on the trim elements. Several of the oldest houses and garages were repainted in the last year without being notified. JWM Const. emailed a friendly, general reminder discussing this subject to all APdS property owners in February 2008. During this quarter, two property owners were notified and one property owner has already complied with the request to repaint the exterior trim.

3. A small number of APdS property owners have misused the visitor parking areas. JWM Cos. emailed a friendly, general reminder discussing this subject to all APdS property owners in February 2008. Letters will be sent by LMRI to the small number of property owners who continue to misuse the visitor parking.

4. Starting in 2007, an attempt has been made to notify those property owners who have never landscaped the areas between the street and the rear masonry wall. (This area is not part of the common areas that are maintained by the landscaping contractor. It is the responsibility of the property owner.) Only one property owner has not complied. A letter will be sent by LMRI to the property owner.

5. A number of property owners have allowed weeds and fountain grass to grow in the landscaped areas between the street and the rear masonry wall. Letters will be sent by LMRI to the non-complying property owners.

6. One property owner was regularly allowing his/her dog to defecate in the front yard of the property without removing the dog waste in a timely fashion. JWM Cos. emailed a friendly, general reminder discussing this subject to all APdS property

owners in February 2008. Since then, LMRI has notified the property owner about this subject.

7. One property owner constructed a ramada on his/her property and attached it to the perimeter masonry wall. The property owner was notified to remove the connections to the perimeter wall. Steps have been taken by LMRI to see that the property owner complies.

At the request of the CC&Rs Committee, the JWM Cos. and LMRI staffs have compiled information for each property documenting the architectural improvements and modifications that have been approved by the APdS HOA Board

Social Committee No Report

IV. Homeowner Input / Call to the Audience

- Jose Reyes stated that potholes in nearby streets were a problem, he called the city but nothing has been done. Can't the homeowners association handle these situations? *Yes, Lewis Management Resources, Inc. could also call the city but tax-paying homeowners will have more impact than the management company. The more homeowners that call the city, the better the response will likely be.*
- B.J. Segel questioned why the association paid for the replacement of the barbed wire on the wall of the adjacent property. *Michelle and Luis stated that the association had no authority to force the neighboring property owner to replace the barbed wire. Additionally, the association had to obtain the neighbor's approval to have the work done.*

IV. Adjournment

A motion was made, seconded and passed unanimously to adjourn the meeting at 3:25 p.m.

The next Board of Directors meeting is tentatively scheduled for June and will be announced by postcard or newsletter.

Respectfully Submitted,

Gail Wikel
Lewis Management Resources, Inc.
For the Armory Park Del Sol Homeowners Association

Accepted


Board Director


Date