

**Armory Park Del Sol Homeowners' Association
Board of Directors Meeting Minutes
July 14, 2008**

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

Board Members Present: John Wesley Miller, Georgia Schwartz, Carole Baumgarten 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: Ken Shackman

I. Call to Order

Vice President Luis Figueroa called the meeting to order at 3:06 p.m.

II. Directors Comments

None

III. Reports

President

- Lot #13 was sold – net zero energy
- Armory Park Del Sol should be homeowner-controlled at year's end.

Treasurer

Treasurer Georgia Schwartz read the May 2008 summary.

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

Architectural Review Committee (ARC)

Manager Gail Wikel provided a written Architectural Review Committee activity report for the Board of Directors.

Revised Design Guidelines

Pending final written approval from the Architectural Review Committee.

Landscaping Committee

Laurel Wilkening, Chairman, attended in addition to providing a written report.

Community Garden

After reviewing the map provided by Luis, we concluded that modestly sunken planting beds could be created in most of the area originally envisioned by JWM for raised beds without running into buried utilities. The committee discussed the increasing interest in growing edible plants at this time due to rising food costs and new feeding programs within the neighborhood. The committee decided the next step would be to query APdS residents about the

concept. (Sent separately by Gail Fischler). If there is enough interest as demonstrated through the survey, several issues remain to be addressed: primarily fencing, water, liability and how to pay for these. An annual rental fee per plot would be the obvious way to pay expenses. Members of the committee mentioned community resources that APdS gardeners could draw upon: Tucson Botanical Gardens, UA Master Gardeners, Community Gardens of Tucson and Desert Survivors.

Detention basin enhancements for birds and butterflies

This idea seems to please everyone. Dian brought some brochures to the meeting, which would provide the kind of information we need to make selections of plants. APdS volunteers could do most of the work of planting and maintenance. We need a map of the area for planning purposes, an inventory of existing plantings and a volunteer group. Laurel is to request the map and Kathy will help Dian with volunteers.

Tree maintenance and emergency care

We have received 2 landscape requests for tree pruning. The trees in question exceed the 12- foot height limit in the current Groundskeeper contract. The regular Groundskeeper crew has neither the training nor the tools to prune larger trees. After discussion the committee decided to recommend that APdS retain an arborist for periodic and emergency tree maintenance. Laurel is to send the request to JWM for Board consideration.

No spray list.

The committee believes that we should try this out if, and only if, advance notice of herbicide treatments can be provided to all homeowners so that they may take precautions they deem necessary for themselves and their pets.

Safe and Clean Committee Carole Baumgarten

- The committee has not met since the April report.
- Four streetlights are still needed along South Pacific and Union Pacific. Preparation has started but trenching still needs to be done for the Tucson Electric Power installation.
- Would like to investigate the possibility of additional traffic signage, especially on Ott Avenue. Will consult with Ken Shackman who was a Pima County Traffic Engineer. The committee will be discussing this further.

CC&Rs Enforcement Committee

Ken Shackman provided a written report in his absence. B.J. Segei attended to fill in for Ken Shackman.

Between April 1 and June 30, 2008, the following accomplishments have been made:

1. The members of the CCR Committee continued to work 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). This effort started in the first quarter of 2008 and was completed in May 2008, when the revised document was submitted to the Board of Directors (BOD) via John Wesley Miller (JWM). Prior to the submission to the BOD, an opportunity was provided for the document to be reviewed by the property owners. After receiving the revised document, JWM submitted it to the architectural firm that prepared the original design guidelines document for review and comment. The staff of the architectural firm notified JWM that the property owners did a very good job of revising the document. The revised document will be discussed at the mid-year meeting with the property owners.

2. Steps continue to be 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. During this quarter, the committee worked with one property owner regarding the repainting of exterior trim.
3. A small number of APdS property owners have regularly misused the visitor parking areas in the past. Working with the LMRI Association Manager and JWM, the problem appears to have been corrected.
4. Starting in 2007, attempts have 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.) With the assistance of the LMRI Association Manager and JWM, all property owners are now in compliance.
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. This is an ongoing problem and the committee will continue to address it.
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. Working with the LMRI Association Manager, this problem appears to have been corrected.
7. One property owner constructed a ramada on his/her property and attached it to the perimeter masonry wall. In addition, the material used to construct it may not comply with the approved application. The LMRI Association Manager and the committee continue to take steps to bring the ramada into compliance with the approved application.
8. Several property owners have made improvements to their properties, e.g., gates, security doors, window security bars, exterior concrete staining, possibly without submitting a request application to the BOD and obtaining its approval. The LMRI Association Manager and the committee are addressing this issue.

9. The committee is evaluating CC&Rs enforcement procedures and fine policies for use in APdS.
10. There will be presentation by arborist, Petr Chylik of The Groundskeeper, today to discuss a tree management program. The trees within the committee have become a concern and an overall strategy developed.

Social Committee No Report

IV. "My Trees" Presentation by Petr Chylik, The Groundskeeper

A PowerPoint tree management program offered by The Groundskeeper was presented and questions were answered. Petr Chylik will provide the Landscaping Committee with a preliminary proposal to help develop a scope of work for soliciting other bids.

V. Homeowner Input / Call to the Audience

VI. Adjournment

A motion was made, seconded and passed unanimously to adjourn the meeting at 4:15 p.m.

The next Board of Directors meeting is tentatively scheduled for the fall 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

JWM, President

Date

10.22.08