

**ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
ANNUAL MEETING
February 19, 2018 @ 6:00 p.m.
St. Andrew's Episcopal Church
545 South 5th Avenue**

Call to Order/Establish Quorum

The Annual meeting was called to order by President Mike Katz at 6:10 p.m.
Quorum was established with 47 ballots returned.

Present: Mike Katz - President
Priya Okun -Vice President
John Heyl – Treasurer
Greg Bedinger, Secretary
Shirley McGhee - Director

Melinda Ford, Community Manager representing Cadden
Management

Excused: All present.

Guest: **McColley Smith Landscape – Clay Smith**

Introductions- Board members, all homeowners in attendance introduced themselves.

Approval of Minutes of 2017 Annual Meeting

The 2017 Annual meeting minutes were approved by ballot as submitted.
Homeowner moved and approved.

Reports

If you need to contact any of the committees, the email addresses are provided on the website.

President's Report – Mike gave a brief review overall of the year. We have a new Management Company. Thus far is a positive – thank you Melinda. Some expenses are tree down – due to Monsoons. The Board finally made decision after many years of discussion. The aging system was installed about 15 years ago. We

are seeing more leaks – repair bills and have started on a multiyear projection. It is going to be a 3 year project. It is about \$75,000.00. As far as landscaping Shirley will give a report. Landscaping is huge for us 75% if the biggest cost in our budget. Shirley McGhee, Tom Skinner and Melinda Ford working with landscaping crew. There are several homes on historic have drainage issues. This has been an issue for several years. We have been talking about this for quite some time. We are still trying to sort out front yard maintenance – trying to figure out in order to move this issue out we hired a consultant –

Greg Bedinger, - consultant visited twice – site visits for the yards on Historic preliminary scope of work for drainage. Ways to capture use it for landscaping and then drain to where it needs to be located. This could be a very large expense. We are making sure that we are Mike Katz

Officers invited to come up front – three officers. Operations 2 to midnight – there were a few concerns – More or less – homeless has been increasing –increase in bulgarylly. The past 80 incidents – types are trespassing, domestic. Community Bridges. I would suggest that we invite one of their representatives to our meeting. Suspicious person – obviously you live here every day – never approach. You must call us – suspicious is a little bit of a high concern. If there is a rental or a vacant lot –and you see any activity to contact us it could be drugs or robbery. Female officer reported on that Facebook – like 4th avenue has one. Maybe this is something that the HOA should look into. Burglaries – crime prevention in a nut shell – make you less of a target – the more lightening – planting of your trees. Second we respond to several burglaries –write down the serial numbers... whatever they took. Put serial numbers on all of what you own it will process quickly. Electronics, jewelry, cash something they can get in and out. We are sector 8 – it is huge. We have identify operations plan are trying to fix the issues in our area. Question: bushes in front of windows – you want to keep it trimmed so they can't hide. Tucson Code Enforcement – over grown weeds – they take time – we are starting to address the issues. Google “code enforcement”. Downtown – we are 400 officers short. Our job now is try and maintain the area – we know exactly what your concerns are – we are doing our best. We are on foot, bike walking until 4:00 am daily. Officers left

Mike stated that they are working with CAI. We want to be good neighbors – we are trying to have them meet with us. As you know volunteers – we would like to get more folks involved in volunteering.

John Hey – outline for the report that we were a bit in the deficient project repairing some walk ways. A lot of grinding throughout the community. That was a \$3K project. The irrigation replacement \$75K we are about \$42 from completing the project. On the dues payment – the end of January unusually delinquent.

CC&R committee – your welcome document and a summary of the documents – Melinda Ford and one member of the committee.

Landscaping – owner of McColley Smith Landscape – we are in the interesting time of year – we are start to prune early this year – we have done our pre-emergent. Fertilizer in March – All natural project. Once a year fertilizing. We have been working our way all of 16th, 3rd half of the drainage basin, we are going to work the entire of the community. We have been trying to bring up the hedges – they hold a lot of debris and trash. Clay will be happy to please the community,

Homeowner asked about compost. This is something that we can discuss and work on throughout the year.

Shirley McGhee – we are spending money on is irrigation – we had big Palo versed comes down – Clay has helped. We will probably lose all of our Palo Verdes because we have a fungus. Thank you very much to the community.

APDS Landscape 2017

Most of our resources have supported the irrigation replacement project. John Heyl as finance chair has been overseeing this project and can say more about the completion goals as we move from Zone to Zone.

We have suspended redesign of individual yards until the irrigation project is complete. We did replace and refresh plants around Ashley Park.

The most dramatic events have been around losing some our beautiful Blue Palo Verdes. Two large PVs came down during a storm on 14th street, we are replacing PVs with Desert Willows. In the detention basin we have replaced PVs with other varieties of desert trees. For those of you new to the discussion of our PVs, there is a fatal fungus that is attacking all Palo Verdes in Southern AZ. We expect to lose all of our Palo Verdes. Our arborist advises when a tree is to fragile to remain standing, then we take them down. As always, any owner wishing to redesign or refresh their front yards may do so by self funding. As every year at this time, serious pruning will begin. I want to thank those homeowners who volunteered to be on the landscape committee, my co-chair Tom Skinner and all of the community members who kept an eye out for leaks and other issues that needed

addressing. Thanks community, I love living here and feeling that I am of service to you. Shirley McGhee Landscape chair

Matthew – arch committee – go ahead and be bold if you to change colors – try not to paint the same as the others ... we are going to make one change.... And make metal gates preapproved. If anyone wants to be on the committee – there are no committee meetings just on email.

Clean and safe committee – one positive is doing a great job about the gate lights – thank you Melinda for your quick response. One thing noticed the light post needs to be painted. It would be nice if people would like everyone to come out the front door. We pick up at the front doors, that’s all...

Susan Klement – we have neighbor map and directory – that is how you can call you neighbor. I have been doing this for a quick number of years. Many people tell me how we can update it. If you want to change my listing – or not yet please let me have the information.

Hospitality Committee – Priya – we visit new neighbors and have had successful potlucks and cookie exchange.

Announced the new board members – Melinda Ford.

Questions and comments

I would like to give gratitude to fixing the front area of the sidewalk – where it was chipped.

ListServ is a good thing that works with the community.

The Cookie Exchange was amazing.

Mike stated one of the things for being on the board – when you have things on your mind. Please contact us.

Motion to adjourn at 7:29pm

President – Michael Katz
VP , Priya Okun,
Treasurer John Heyl
Secretary Greg Bedinger
Shirley McGhee – Director