

ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
Annual Meeting Minutes
February 17, 2014

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

Absent: Alice Dance.

Call to Order and Introductions

- The meeting was called to order at 6:00 p.m.
- It was confirmed that quorum was met.
- Introductions were made.

Approval of Minutes

A motion to approve minutes of the 2013 Annual meeting was seconded and passed unanimously.

Reports

President's Report – Mike Katz

- Copies of the President's report and all other committee reports were provided to the attendees.
- Mike Katz conducted the meeting and reviewed his report with those present.
- Ended 2013 within the budget.
- The Board has attempted to be fair and balanced with enforcement of the CC&R's.
- Noticed many homeowners starting projects without submitting an ARC form which is a violation of the CC&R's.
- Will be producing a one-page summary of the CC&R's for new homeowners.
- An ad hoc committee has been reviewing the CC&R's to consider potential amendments.
- 74 percent of the budget consists of landscape expenses. There has been a lot of landscape committee activity this past year.
- Sonoran Oasis was hired November 1, 2013, to replace Proscapes Landscape. The Board has been pleased with the transition.
- Hard pruning will be taking place soon.
- Many yards need some renewal and the Board is starting the "landscape project" to rejuvenate the community.
- There was an increase in the association fees. All of the increase is being applied to landscaping.
- Thank you to all of the committee members, volunteers and homeowners for their involvement in the community. Mike thanked Y Cross for their service to the Board and community.
- Encouraged more volunteers.

Treasurer/Finance Committee Report - Matt Fischler

- The end-of -year financials were provided to attendees and the Board. Matt reviewed the financials with those present.
- Water is the biggest variable in the budget. If you see that the timers seem to be on too long, please report to a Board member or Tara.

CC&R Compliance Committee – Tom Skinner/Tara Yokley

- Tom and Tara discussed the CC&R process for the benefit of new owners in the audience.
- If you do not agree with a decision of the ARC, contact the Board or Tara.
- 152 violation letters were sent out last year.

Architectural Review Committee - Matt Fischler

- Matt reviewed the report with those present.
- Wanted to confirm if you are painting the house the same color, it is approved. However the Board would like to know the names of the paints that you are using to note for future reference. Many approved colors have had name changes.
- Guidelines are on the website.

Landscaping Committee – Shirley McGhee

- Shirley reviewed the Landscape committee report.
- Hired a landscape architect to put together a plan to rejuvenate the yards and to address the dying trees. We have an aggressive tree plan.
- We have done a lot of inspections and evaluations in the community.
- We will be sending out information regarding the hard pruning.
- Ken helped us create an application if the homeowner wants to have their yard renewed at their expense.
- We have identified four yards we would like to hopefully complete this year, which will be paid for by the HOA.
- We will photograph all of the yards before and after.
- Our priority is to address the trees.

Clean and Safe Committee – Carol Baumgarten

- The committee is working on updating the community map electronically.
- The committee meets once a year. Could use one more member.
- If your lamp post and garage light are both on at the same time, you may have a sensor problem. The committee knows where the sensor is located and would be happy to show you. It is the homeowner's responsibility to replace. Shirley does have sensors for sale.
- If you see any suspicious activity in the community, dial 911.
- After the trash has been picked up, the committee goes out and picks up any debris. Commended committee members for doing a fine job.

Governing Document Review Committee – Ken Shackman

- Committee was created in 2012 with the goal of reviewing the existing CC&R's and amendments.

- Ken reviewed the committee report and introduced committee members.
- Completed an online survey to address neighborhood concerns and to establish a priority list.
- The committee sent a memorandum to the Board with suggested amendments and the Board met in a special study session to discuss. No action taken.
- Consulted with an attorney and we are ready to move forward with the amendments this year.
- Attendees thanked the committee for their hard work.

Nominations Committee – Carol Baumgarten

- Mike Katz, President, Dave Danell, Matt Fischler, Marliee Cowan and Shirley McGhee.

Election of 2013 Board of Directors

- Nominations Committee report and statements of Board Candidates distributed prior to the Annual meeting.
- **A motion to approve the slate by acclamation was seconded and passed unanimously.**

Recognition of outgoing Board members

Alice Dance (Absent).

Announcement of new Board; call to participate in committees.

- Mike Katz, Dave Danell, Matt Fischler, Marliee Cowan, and Shirley McGee
- Encouraged homeowners to volunteer for a committee.

Homeowners' Questions/Comments

- Homeowner commended the way the ARC Committee handled her request.
- What is the plan to restore the park? *We do not have one in place yet. We want to repurpose it so we are not wasting a lot of water. Greg is working on a design to submit to the Board for approval and homeowners will be involved.*
- Has there been any decision regarding the community garden area? Not as yet, but it has been discussed by the Board. We have higher priorities at the moment.
- Suggested that Board request that homeowners leave their outside lights on for safety.
- Wanted information on committees. *Committee information will be posted on the website.*
- Thanked the Board members for their service to the community.

Adjournment

A motion to adjourn the Board of Directors meeting at 7:19 p.m., with the organizational meeting to immediately follow was second and passed unanimously.

Organizational Meeting

Call to Order

The Organizational meeting was called to order at 7:20 p.m.

Appointments to the Board.

A motion to nominate Mike as President was seconded and passed unanimously.
A motion to nominate Dave as Treasurer was seconded and passed unanimously.
A motion to nominate Shirley for Secretary was seconded and passed unanimously.

A motion to nominate Matt to Vice President was seconded and passed unanimously.

Adjournment

A motion to adjourn at 7:28 p.m. was seconded and unanimously passed.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

Summary

Motions (Annual and Organizational)

Annual:

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