

ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
ANNUAL MEETING

February 23, 2015 @ 6:00 p.m.

Armory Park Senior Center
220 S. 5th Avenue

Call to Order/Establish Quorum

The Annual meeting was called to order by President Mike Katz at 6:01 p.m. Quorum was established with 47 ballots returned.

Present: Mike Katz - President

Marilee Mansfield-Vice President

Matt Fischler - Treasurer

Shirley McGhee

Priya Okun

Joy Almond, Community Manager representing FirstService Residential Arizona

Excused: All present.

Introductions

Approval of Minutes of 2014 Annual Meeting

The 2014 Annual meeting minutes were approved by ballot as submitted.

Reports

Reports are attached to the minutes.

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

President's Report – Mike Katz

The most important task of the Board is to assure financial stability of the organization. We continue to seek ways to control and reduce expenses. The credit for our strong financial management goes to the Treasurer, Matt Fischler and our management staff.

Treasurer/Finance - Matt Fischler

Final expenses for 2014 were \$78,300 and the income was \$83,513, resulting in a small surplus of \$4,391. The revenue from the increase 2014 homeowner assessment was designated for landscaping improvements.

CC&R Compliance – Tom Skinner

Seeking volunteers to serve on the committee.

Inspections are performed twice a month. If you receive notice of an issue, please email the manager when the violation has been remedied or if you require an extension for any reason. Seasonal residents please note that your rear yard is still required to be maintained at an acceptable level during your absence.

The committee recently created a document that summarizes the highlights of the governing

documents which will be included in the Welcome packets.

Architectural Review - Matt Fischler

Received 11 requests in 2014.

If you are doing alterations or additions that are visible from the street you must submit an ARC request unless the work is in the pre-approved Section 9 of the Design Guidelines. The Design Guidelines are available on the website.

Do not schedule the contractor after you have submitted request. The committee has 30 days to respond although the response time is typically a lot shorter than that.

Landscaping Committee – Shirley McGhee

If you have any issues with the trees, please advise the committee to be added to the list.

In 2014 the landscape committee approved and accomplished these tasks:

- Ashley Park redesigned and refurbished.
- Ott and Third entrance redesigned, planted and riprap.
- Houses redesigned: 501 Laos, 472 Laos, 488 Downtown, 451 Anatole, 496 Downtown (replanted tree), 461 Laos and 441 Codd replanted due to die off from pruning.
- We are in the process of re-graveling Third Avenue and removing tree roots that have interfered with sidewalks.

Clean and Safe Committee – Carole Baumgarten

Can't stress enough the importance of making sure that your outside lights are working. If you need help with a sensor, contact someone on the committee. When both lights are out at the same time, it is typically a sensor issue.

Report irrigation leaks to the committee so they can alert Sonoran Oasis.

The neighborhood map is complete and will be available soon.

Welcome Committee – Okun

The committee is in the final stages of completing a Welcome packet. The committee is organizing a Spring Gather/Potluck at Ashley Park on Sunday, April 12th from 5:00 p.m. to 7:00 p.m.

APdS 202 Discussion – What will APdS be in ten years

Would like input from the community for the future. Tabled.

Election of 2015 Board of Directors

Recognition of outgoing Board Member

Thanked Marilee for her service to the Board.

Announcement of New Board; call to participate in committees

Mike Katz, Matt Fischler, Shirley McGhee, Priya Okun and Jerry Kreuzscher.

Homeowners Questions and Comments

- What was the percent of assessment increase last year? *10 percent and all the revenue went to landscaping projects.*
- What is the status of the reserves? *General reserve balance is \$36,112.69.*
- Why didn't we go from the south to the north with the landscaping plans? We started on Third Avenue because there are erosion control problems in the front yards due to the steep slope, so they are being addressed first.
- Would like to request when doing the riprap they lay some of the rock flat so it is not jagged and a safety hazard. *Will advise Eli.*
- Is the landscape company held accountable for not taking care of the weeds? *The landscaper works in zones/sections, 8 hours a week with a four-person crew once a week. They are addressing the weeds on an ongoing basis.*
- Recommended putting caution tape to identify hazards until the slabs are leveled. *Joy will follow-up.*
- Are Palo Verdes being removed? As they become unstable and unsafe, they are removed. We are trying to replace with other types of trees in-between the Palo Verde's such as native mesquites and desert willow.
- The CC&R's allow cumulative voting; it is owner choice.
- Vicci Fox motioned that the directors of the Board shall hold office for no more than four consecutive terms of one year each, beginning next year. Motion was seconded by JoAnne Cannella. Quorum was not present at meeting to call for vote with only 29 homes represented (need 47 required). A straw vote of the attendees shows only three in favor with the rest of the members opposed. Requested special meeting in ten days to resolve the issue. Gail Fischler motioned to table.
- Thanked the Board and extended appreciation to the Board.
- Is the spending on water going down? It has been down the past three months. We will be reviewing it again in September at the Budget meeting. The Board is committed to reducing water use.
- Are meters on rain sensors? This was tried in the past and it was not efficient. The meters are adjusted based on seasons.
- Park plans: Planning to include brightly-colored seating areas in the park and some redesign of the plants. Open to community input.

Adjournment

There being no further business brought before the Board for discussion, the meeting was adjourned at 7:35 p.m. An organizational meeting will follow immediately.