

**ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
February 22, 2016 @ 5:30 p.m.
St. Andrew's Episcopal Church Sanctuary
545 South 5th Avenue**

Call to Order/Roll Call

The Annual meeting was called to order by the Board President, Mike Katz at 6:00 p.m. and Rhonda Rayhel, representing FSR confirmed that quorum was met.

Present: Mike Katz - President
Marilee Mansfield
Matt Fischler - Treasurer
Shirley McGhee
Priya Okun
Rhonda Rayhel representing FirstService Residential Arizona

Excused: All present.

Introductions

Introductions were made by homeowners, Board members and management.

Guest Speaker: Representative Tucson Police Department

Reviewed the crime stats in the area and discussed crime prevention.

Guest Speaker: Clay Smith, owner of McColley Smith Landscaping

A new landscape company was hired, McColley Smith Landscaping to replace Sonoran Oasis. Clay gave an overview of his company and reviewed their services/procedures.

Approval of Annual Membership Meeting Minutes of 2015 Annual Meeting

The Annual Membership meeting minutes was approved as presented, unanimously by ballot.

A motion was made and seconded to approve the 2015 Annual Meeting minutes. Motion carried unanimously.

Guest Speaker: Clay Smith, owner of McColley Smith Landscape

Clay gave an overview of his company and reviewed their services/procedures.

Reports

President's Report – Mike Katz

- Thanked the Treasurer, Matt Fischler, for his strong financial management. The HOA ended 2015 with a small surplus in the Operating Account.

- This year there have been several homeowners that started an improvement project without prior approval from the HOA. All homeowners should familiarize themselves with the governing documents to which all are legally responsible to comply.
- Landscaping costs comprises of 75 percent of the budget.
- Thanked the Landscape Committee Chair, Shirley McGhee for all of her hard work.
- Encouraged homeowners to check out the website. The Board is open for suggestions to improve/enhance the site. Jerry is the webmaster.
- FSR made a corporate decision to terminate contracts with their small HOA accounts. An ad hoc committee was appointed to review, vet, interview the prospective management companies and make a recommendation to the Board. The Committee sent out RFP's soliciting proposals from other management companies. Hopefully, a new company will be in place by May 1st. In the interim, FSR agreed to provide their services on a month-to-month basis until a new management company is reserved.
- The success of this HOA is due to the volunteers. Encouraged homeowners to volunteer for a committee and be involved in the community.

Treasurer/Finance - Matt Fischler

The 2015 expenditures stayed within budget for the entire year, ending with a surplus of \$8,700. Figures for 2016 are only available for the month of January; it shows the income is above expenditures. When a new management company is hired there will be a complete review of the financials and possibly reallocation of the expected funds for the year.

CC&R Compliance – Tom Skinner

Seeking volunteers for the committee.

The governing documents are available on the website.

FSR has conducted routine inspections of the neighborhood to ensure uniform observance of the CC&R's. Three recurring issues are: Parking, back yard maintenance of rear areas between the back gates and streets which are the responsibility of the homeowners and exterior painting.

Architectural Review - Matt Fischler

Thanked all the committee members for their service to the committee. Changes in paint colors and replacement/installation of metal gates and security doors made up the majority of requests. For any changes that are visible from the street, the homeowner must submit an ARC application for approval.

Landscaping Committee – Shirley McGhee

Awarded a contract to McColley Smith Landscape to replace Sonoran Oasis.

The committee relies on the “walkers” in the community to note and report any irrigation leaks. There are flags available to “mark the spot” of the leaks for the landscapers. Thanked the homeowners for doing such a good job identifying and reporting leaks.

Six front yards are scheduled for redesign in the first quarter in 2016. Will continue to add gravel and riprap as needed.

Ashley Park Committee

The committee started in March, 2015. Phase 1 of the general plan for the park, is completed. The committee held a celebration with joint committees. Mark Wallis, the artist that created the designs, was there to meet the homeowners.

Vision for future Projects (Phase 2 and 3):

- Mark Wallis will create three groups of containers for native plants in the park at a cost of \$3,000.
- Install solar panels over the mailboxes, which would provide an electrical source to the park and some type of seating arrangement would be provided in the park. The cost is TBD.
- Placing solar lighting strands in a few trees at approximately \$10 per stand. The total cost is TBD.
- Having Mark Wallis design a piece of sculpture to enhance the property. The cost TBD.
- Provide additional seating with shading.
- Scatter wildflower seeds around the perimeter of the park.

The committee encourages comments and suggestions from homeowners.

Clean and Safe Committee – Carole Baumgarten

Thanked all of the committee members for doing such a great job cleaning up the neighborhood. A big thank you to Shirley who continually picks up the millions of pounds of dog waste. Dog waste is still a major issue in the community. Homeowners need to be more responsible. The HOA is trying LED light at the garages on a trial basis. If they last a long time, they will also be used on the lampposts.

Neighborhood Map and Directory Report – Susan Klement

- The Neighborhood Map and Directory is a project of the APds Safe and Clean Committee. The directory facilitates communication between the Board and residents, helping to ensure that all of the contact owners are available and listed in case of an emergency or other issues such as open garage doors or straying pets.
- Thanked everyone for their participation in the Map and Directory report.
- The committee will continue to provide a map of the neighborhood and the directory will continually be updated and provided to homeowners.
- Residents who have changes to make to their directory listings such as adding a name of a pet, giving up a landline, etc., may contact the Chair at map@armoryparkdelsol.org.

Hospitality Committee – Priya Okun

- The Welcome Committee transformed into the Hospitality Committee. The primary goal is to welcome each new family into the neighborhood, providing a packet of pertinent neighborhood information, answering questions and to make them feel welcome to APdS.
- The committee will provide refreshments for the Annual Membership meeting which was approved by the Board.

- Based on the success of last year's potluck, the 2nd Annual Ashley Park Potluck is scheduled for April 10th, Sunday from 4:30 p.m. to 6:30 p.m. committee supported the Ashley Park Committee during the inauguration of the new furniture and meet the artist that created it.

Management Contract

Discussed during the President's report.

In Memory of Darryl De Shirley – Carole Baumgarten

Darryl passed away on December 31, 2015.

April 24th at 5:00 p.m. a champagne toast to Darryl in Ashley Park. Desserts will also be provided.

Darryl was a wonderful asset to the community. Darryl donated \$5,000 to the community for special projects. His cat, Fog, is in a wonderful new home that includes a large bird in a cage that barks like a dog.

Election of 2015 Board of Directors and Announcement of New Board

- Michael Katz
- Matthew Fischler
- Shirley McGhee
- Priya Okun
- Jerry Kreuzscher

All will serve a one-year term.

Mike Katz thanked all of the previous Board members for their service to the Board and community.

Approval of IRS Ruling 70-604

The IRS Ruling 70-604 was approved by ballot.

Homeowners Questions and Comments

Homeowners discussed topics and issues raised throughout the meeting. No additional items were raised.

Adjournment

The meeting was adjourned at 7:46 p.m. and an organizational meeting will follow immediately.