

**ARMORY PARK DEL SOL (APdS) HOMEOWNERS ASSOCIATION
ANNUAL MEETING
February 15, 2021 at 6:00 p.m.
Via Zoom**

Call to Order/Establish Quorum

The Annual meeting was called to order by President Mike Katz at 6:00 PM. A quorum was established with 48 ballots returned.

Present: Mike Katz, President
Priya Okun, Vice President
Beth Murphy, Secretary
Mike Radcliff, Treasurer
Shirley McGhee, Director and Landscape Chair

Geoff Obral, Community Manager representing Cadden Management

Introductions: Board members and all homeowners in attendance introduced themselves and stated the colors of their homes and how long they have lived in APdS.

Approval of Minutes of 2020 Annual Meeting

The 2020 Annual HOA Meeting minutes were approved by ballot as submitted.

President's Report: Mike Katz

Mike provided an overview of the year for the HOA, in addition to his written President's Report (posted on our web site):

- The global pandemic was challenging for all but brought us together as a community, with neighbors helping neighbors.
- He noted the passing of two long-time residents since our last annual meeting—Gerry Carlisle and George Hoge.
- We have experienced a rocky year with two Cadden community managers not working out well. He welcomed Geoff Obral as our new community manager.
- There were periodic instances of property crime this year. Mike emphasized the need to call 911 on crimes, as this generates statistics and in turn resources.
- We were slightly over budget this year due to tree maintenance. For 2021, the board did not increase homeowner dues, but adjusted the budget to increase funds for continued tree maintenance.
- The HOA continues to be a strong, viable and stable organization.

Finances: Mike Radcliff

Mike noted that the HOA was over budget by \$2700 or 2.5%, due to high costs in tree maintenance. Additional details are available in his committee report (included in the President's Report on our web site).

CC&R Committee Report: Tom Skinner

Mike Katz provided an overview of the committee's report (included in the President's Report on our web site):

- The board, CC&R committee, and Cadden Management try to be reasonable and fair in ensuring that our governing documents are followed.
- The HOA has authority to manage interior parking, which is restricted to guests. Mike noted a new legislative rule that if an HOA revises its CC&Rs, the HOA would lose the authority to regulate parking. The HOA has polled the neighborhood several times but did not find that a majority wanted to revise the parking regulations.
- A committee reviewed the CC&Rs two years ago and did not recommend changes.
- Typical CC&R issues include exterior painting, fascia, backyard weeds, and architectural improvements without required pre-approval.

Landscaping Committee: Shirley McGhee and Tom Skinner, co-chairs

Mike Katz noted that:

- Approximately 75% of our annual budget is allocated to landscaping and tree maintenance.
- The HOA has been happy with McColley Smith Landscape, who has served us for the past five years.
- Our former arborist has retired so the Landscaping Committee recently interviewed two new arborists. The committee was very impressed with Petr Chylik of Brightview Tree Service, and the board contracted with them for the 2021 year. Brightview has completed phase one of our tree work for the year, with phase two to be completed by monsoon season.

Shirley summarized her annual report (included in the President's Report on our web site) and also noted that:

- Pruning of shrubs, plants and cacti will occur at the end of February/early March.
- She has asked McColley Smith to decrease the use of blowers and it appears to be quieter during their weekly work.
- Petr Chylik of Brightview Tree Service is helping with long-term planning and budgeting for tree maintenance. He will also provide a list of suitable trees for our neighborhood.
- Due to high tree maintenance costs, the HOA is not providing plant replacement for front yards right now. Homeowners who wish to self-fund plant replacement must request pre-approval using the form on our web site.
- The committee will be working on an updated plant list. In addition, Steve Grede, a PCC landscape instructor, has assigned new landscape guidelines as a class project, at no cost to the HOA.

Architectural Review Committee: Matt Fischler

Matt went over his annual report (included in the President's Report on our website), noting that there have been only 14 improvement requests this past year.

- Matt reminded homeowners that any prospective changes to the outside of their property that will be visible from streets or walkways must be approved in advance of making the change. Pre-approvals should be submitted 30 days in advance to the Architectural Review committee.

- He noted that homeowners are pre-approved to repaint in the same colors. The committee is currently discouraging the use of white as an exterior color.

Safe and Clean Committee: Carole Baumgarten

Carole went over her annual report (included in the President's Report on our website). Carole emphasized the following items:

- She thanked the light-checking volunteers: Bill and Gerry Brennan, Alice Dance, Tura and Fred Eisele, Kathy Heyl, Susan Klement, Cheryl and Jim Leidich.
- She thanked Alice Dance, Shirley McGhee and Tom Skinner for picking up trash.
- She thanked Susan Klement for her work on the neighborhood map and contact information.
- She reminded residents to lock their gates and to ensure garage doors are fully closed when leaving home.

Neighborhood Map and Directory: Susan Klement

Susan reported that the revised neighborhood map and directory has been recently updated and will soon be sent to the president for distribution.

Hospitality Committee: Priya Okun

Priya reported that there are no upcoming social events planned for the community due to the pandemic. The committee is currently welcoming new residents through email and mail.

Web Site: Beth Murphy

Beth Murphy recently audited the web site and made updates as needed. Suggestions for content should be forwarded to Beth.

List Serve: Cassa Palmer and Jerry Swatez

The APdS listserv is not an official HOA service but provides a communication tool for homeowners. Cassa and Jerry recently managed the change from Yahoo to a new Goggle listserv.

Volunteers

Mike Katz thanked the many volunteers who serve our community and encouraged others to become involved.

Election of the 2020 Board of Directors: Geoff Obral announced the members for the 2020 board: Mike Katz, Shirley McGhee, Priya Okun, Michael Radcliff and Beth Murphy.

Homeowners' Questions and Comments

Mike Katz asked the group to brainstorm ideas for our vacant lot at 16th Street and 2nd Avenue. Suggestions from the group included: community garden, farmer's market, food trucks, a landscaped park, bocce court, shuffleboard. A community will be formed to explore these ideas.

Adjournment: 7:40 PM