

ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION  
ANNUAL MEETING

February 20, 2017 @ 6:00 p.m.  
St. Andrew's Episcopal Church  
545 South 5<sup>th</sup> 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  
Matt Fischler - Treasurer  
Shirley McGhee - Director  
Melinda Ford, Community Manager representing Cadden Management  
Excused: All present.  
Guest: Tucson Police Officer - Officer Avilez 51570

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

Guest Speaker Officer Avilez:

Officer Avilez reported on the crime stats in the area. 1. Most issues are checking on welfares of homeowners. 2. Homeless in alley ways, they will check in the area and then a few days later they will clean it up. 3. Car break-ins and yard vandalism. The area that the department is responsible for is west of Silverbell, Campbell, 22<sup>nd</sup> Street and North of River. Officer suggested that you all watch out for each other, use motion lights, leave TV or music on and self care.

Approval of Minutes of 2016 Annual Meeting

The 2016 Annual meeting minutes were approved by ballot as submitted.

Reports

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

President's Report – Mike Katz

Mike stated that we are working at this time mainly on the irrigation project. The number one expense is landscape. This will be a 2-3 year project and we will discuss this later during the landscape report. Thanked Shirley McGhee for her leadership in Landscaping for the last few years. Parking has been an issue but since the Board implement a rule on how to regulate the parking there has been no issues. Committees just a reminder are also volunteers just like the Board of Directors. The Board this year hired Cadden Management and are pleased with the performance of Melinda Ford.

Treasurer/Finance - Matt Fischler

As many of you know, we had a very unexpected interruption in the normal operations of the HOA early in the year when the management company we were using dropped us unceremoniously, leaving us to scramble to both replace them with another management company and to maintain our finances by ourselves for several months. As a result, during these months our budget and expenses were not exactly as per normal operations, however, we survived the transition successfully and were back on track by mid-year. Initial numbers had us approximately \$2000 over our budget at the end of the year, mostly due to our arborist finally invoicing us for all the work done this year (which did not leave us any flexibility in determining whether some work could have been postponed), and the rest to the changes in costs from our having to switch management companies. On closer examination, approximately half of the tree trimming bill is going to be covered by reserve funds, that being the (unbudgeted) cost of removal of the tree which was interfering with the recent fiber optic work at the corner of Ott and 3<sup>rd</sup>, so the final overage is \$1000 – Spending \$86.8K with a budget of \$85.8K (1.1% over). Our running bank balance is well in excess of this (\$1K) amount and can be safely absorbed. This year's budget should account for both expected management and tree trimming numbers. Please also note that all of the increase in dues for 2017 is being devoted to building up the portion of our reserves, which is earmarked for replacement of our aging irrigation system. As of Jan 1, 2017, Reserves were a total of \$33368, divided between General Reserves of \$13857 and Landscape/Irrigation Reserves of \$19511. (This does not include the \$1K transfer for tree removal.)

CC&R Compliance – Tom Skinner\John Heyl

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

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. The report is available on the website.

Landscaping Committee – Shirley McGhee

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

Annual Landscape Report (Shirley McGhee)

See Attached complaint re 466 Codd dated January 2016. Juan Barba spent two days addressing root issues, his report attached, root issues could not be attributed to cracks in the homeowner foundation or porch slab see attached report dated Oct 2016. HOA voted to replace slab, however home owner still wanted Mesquite tree removed claiming Mesquite had infestation. Our arborist found no infestation. HOA did not act to remove Mesquite. Oct. 2 and 3, Juan Barba here to remove Palo Verde that fell generated list Nov. 7.

## Tree List Fall

PV Palo Verde, W Willow, SA Sweet Acacia, TE Texas Ebony, K Kidney Wood, M Mesquite, CB China Berry, P Privet, RL Roolansia, IW Ironwood, LY Lysoloma, D Desert Cordia  
Dec. 23, Juan Barba finished his list, and returned to grind stumps.

Mid Dec. Clay Smith and team spent two days mitigating the water flow at 454, 496 and 494 Historic. We are replacing gravel at 504, 501 and 493 Laos where we removed major trees. Major pruning will begin in February. Several homeowners will be doing some minimal planting. The community should put off replanting or gravel in those areas that will be the first zones to get an irrigation update. We should plan to re-gravel those areas as needed in tandem with irrigation project. Pruning will be begin in the community. Feb. 2017

## 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.

## Hospitality 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 12<sup>th</sup> from 5:00 p.m. to 7:00 p.m.

## Recognition of outgoing Board Member

Thanked Matthew Fischler for his service to the Board.

## Announcement of New Board; call to participate in committees

Mike Katz, Priya Okun, John Heyl, Greg Bedinger and Shirley McGhee.

## Homeowners Questions and Comments

- ☑ Thanked the Board and extended appreciation to the Board.
- ☑ Safety is still an issue and please make sure we help our neighbors.
- ☑ Parking is still an issue with some homeowners.

## Adjournment

There being no further business brought before the Board for discussion, the meeting was adjourned at 7:45 p.m. An organizational meeting will follow immediately.