

**Armory Park del Sol Homeowner's Association
Board of Directors Meeting**

Tuesday, May 26, 2009

6:00 p.m.

**Armory Park Senior Center
220 S. 5th Avenue, Tucson, AZ 85701**

Note: Numbering below follows order in original meeting agenda

I. Call to Order The meeting was called to order at 6:00 p.m.

II. Director's Comments 1. Mike briefly mentioned the possibility of changing the dates of the monthly board meetings to accommodate the schedule of Kim Rubly. 2. Mike introduced Kim Rubly, the LMRI staff member assigned to APdS.

V. Old Business Last month's discussion of the application of pre-emergent had been tabled pending an estimate of the application to common areas excluding front yards. The estimate for the entire development is \$1800 versus \$1300 for common areas excluding front yards. The application of pre-emergent will be subcontracted. AZ Proscapes informed Ken Shackman & Kathy Heyl at a recent meeting that the monsoon season this year is predicted to start early and last longer than usual. A motion was made by Susan, seconded by Ken and passed unanimously to have AZ Proscapes apply pre-emergent to all areas (including front yards) prior to monsoon season. Kathy will notify AZ Proscapes tomorrow.

VI. New Business Hearing for CC&R violations (pursuant to Board procedures adopted 10/22/08) 1. Mike reminded everyone that each homeowner received a copy of the CC&Rs at the time of their home purchase, and that the CC&Rs are legally binding on all homeowners. The board's duty is to support the CC&Rs, and the goal is to be consistent, fair and reasonable in the enforcement of these CC&Rs. 2. Ken, as CC&R Enforcement Committee Chair explained the events that have led to the hearing for homeowner Randy Sue Trujillo. Approximately 21 separate instances of parking violations on Ott St were recorded from 12/08 through 4/09.

Ms. Trujillo was then given an opportunity to speak to the Board on her own behalf. Of late she has been parking on Ott only for short periods of time and does not park on Ott overnight. She does, however, believe she should be given a finite amount of time to park there when necessary.

Homeowners were given the opportunity to ask questions or voice their concerns.

Ken Shackman made the following motions:

- 1) The Board shall interpret the guest parking on S. 3rd Avenue and E. 16th Street discussed in CCR Section 7.18 iii to mean only the east side of S. 3rd Avenue immediately adjacent to APdS and only the north side of E. 16th Street immediately adjacent to APdS. Motion seconded by Carole, and passed unanimously.
- 2) The Board may allow short term parking on the concrete driveway of each lot as long as no part of the vehicle is encroaching into the street. The edge of the street shall be defined as the edge of the asphalt pavement. Motion seconded by Carole, all approved with the exception of Susan, who did not.

Mike Katz stated that, due to the fact that we have no staff patrolling the neighborhood and due to the APdS CC&R enforcement procedures, homeowners are unlikely to be cited if they park in designated guest parking in the neighborhood sporadically for only short periods of time.

Meeting adjourned at 7:30 p.m.

Board members present: Carole Baumgarten, Kathy Heyl, Mike Katz, Susan Klement, Ken Shackman

Homeowners present: Darryl DeShurley, Dolores & Paul Gohdes, Kathy Gordon, Ed & Laura Kitchen, Patrician McCarthy, Dave Mewhirter, Ernesto & Julieta Portillo, Marcy Reyes, Bob & Wanda Stauffacher, Randy Sue Trujillo, Allen Veaner

Non-homeowner present: Bill Beaver

LMRI staff present: Kim Rubly