

Armory Park del Sol (APdS) Homeowners' Association
Board of Directors Meeting
Monday, November 21, 2011
5:30 p.m.
Armory Park Neighborhood Center
220 S. 5th Ave, Tucson, AZ 85701

Draft Minutes

The meeting was called to order at 5:30 p.m. by the Board President Michael Katz. Other Board members present were Vice President Julieta Portillo, Director at Large Dave Danell, Treasurer Matt Fischler, and Secretary Helen Landerman. Also present was Pam Lakey of Lewis Management. Homeowners present were Tom Skinner, Kathy Heyl, Susan Klement, Allan Veaner, Wanda Stauffcher, Ken Shackman, Paul Gohdes and Dolores Gohdes.

The minutes of the two previous board meetings were approved.

IV Reports.

(IVa). Preseident's Report.

Deferred until later in the meeting.

(IVb) Treasurer's Report.

We are in the black for the year. We are in the red for two items: tree trimming and replacement. These items have been reassigned.

Water can't be predicted. When there is a leak in the system the bill goes up. When the treasurer sees the bill, his next step is to email everyone in that meter zone. One way to help this situation would be to replace as many plants as possible with low water use plants. It usually takes 2 bills to notice when the bill goes up. It is difficult to notice when there is a leak. The watering happens at night in the front yards. There was a 25% increase in the monthly bill. Are the meters accurate? There are short term spikes on the bills. Proscapes is here every Tuesday. They should be asked to check the emitters on a weekly basis. When there are leaks there are huge wet spots on the ground. These cannot be seen when the ground is wet because of rain. Are we over watering? The 439 S 3rd St. valve has a jump. North of Laos and 14th St. There are no caps on the emitters by the trees. We need to have a meeting with Proscapes about water.

(IVc) Managers's Report.

New coupon books are being sent out. There will be a small increase. John Wesley Miller will install wattles in the old construction yard.

(IVd) Architectural Review Committee Report.

Things are quiet. The Lot 94 front porch trim does not have enough detail. We want to see paper work for the security door and repaint the original colors.

On Anatole a driveway was painted gray blue. There was no letter to ask permission.

477 E Laos, next to Lot 88 was repainted with new colors.

(IVe) CC&Rs Compliance Committee Report.

445 Laos is still out of compliance. There are spots in the paint on the wall. We are at the point of having a hearing and sending out a notice. A palm tree was planted behind their wall before the design guidelines. There is a height limitation.

Homeowner was asked to clean up the back yard of 563 3rd Ave. and she never responded. She said it belongs to next door neighbor. He cleaned it up. There is no fountain grass now.

There is a vehicle on 3rd Ave constantly. They need to ask permission. It is a large van with disabled plates. The Fire Department issues tickets for parking on the street.

(IVf). Clean and Safe Committee.

See written report. We are impressed by the City's response to graffiti. A report can be submitted by I phone app. The budget for this has not been cut. The service will continue as usual.

What about street sweeping? We will do it two times a year after each rainy season.

(IVg). Landscaping Committee.

The fall planting is done. The trees have been trimmed. There was a big group effort made. Timothy Holmes contacted Kathy. He will be asked to put his request on paper. Ott and 3rd were trimmed. We should contact Trees for Tucson. Juan hasn't submitted his bill.

V. Old Business.

(V.a.iii) Weeds, buffel grass, need for removal in drainage areas?

Do we need to get professional assistance? Fountain grass is just as bad as buffel grass. Ask Matt if he has any ideas about this. The Primavera Foundation advertises that they do that. Proscapes costs \$50 per hour. How many hours would it take? The buffel grass is mostly by the wall. Judge Gladly has a lot of buffel grass. 8 or 9 homes have it. Can homeowner's be forced to remove it if it has not been prohibited before? Pima County

has extensive info. We should get some estimates. What is the appropriate timing for removal?

(V,b). Drainage system.

Nothing was clogged after the last rain. Do we need to re-dredge? The inspection didn't recommend this. We should ask the drainage inspector next summer. If we know the cost we can start budgeting.

(V,c) Down town projects update.

i. APNA Development Principles and Standards.

Mike has a draft. Jim Allender is the point person.

ii. Student housing projects.

There is lots of discussion and there are a lot of meetings about developments and 3 buildings.

iii. Thunder Canyon Brewery 220 E Broadway.

This will go public any day. It is located at the old Benjamin Supply. It is a brewery and restaurant. The concern is parking. They are thinking of renting parking space from Codac. Steve Tracy owns it.

(V,d). Web site.

This is up and running. We gratefully acknowledge Matt Fischler, Susan Klement and Dave Mewhirter for all the work they have contributed. We should send out an email reminding home owners of its existence and add new content that people would like to see on the website. It will cost approx. \$200 per year. It is in the budget.

VI New Business.

(VI,a) Management services.

Management services are out to bid. Matt, Ken, Tom and Mike are on the committee. We will send out an RFP (request for proposal) deadline this Wednesday. We have received 2 proposals so far. We are going through the process of assessment of the proposals. The Board makes the decision at the January meeting. We need feedback from other HOAs and to do internet searches.

(VI,b) Armory Park Neighborhood Association.

John Burr will be the new APNA president. They had elections. Mike was elected as an alternate board member. Jerry the Treasurer will continue. George Mairs is off.

(VI,c). 2012 elections, annual meeting

Next February 27 there is an annual meeting and elections. The nominations committee will meet after Thanksgiving and create a slate of officers. We cannot use proxy voting. We have to use absentee ballots.

VII. Call to the audience/homeowner input.

In the S. Pacific area an animal has burrowed. Should it be trapped and removed?

What is to be done about the 2 open lots with regard to the satellite dishes?

Do we need to have an inspection and get an estimate?

We should make a list of key issues from the CC&Rs and give this summary to new homeowners. There have been lots of sales. We could put this on the website. We need the emails of new homeowners. Allan Veaner volunteered to do the summary. Mike said forward it to him.

The January meeting will be moved to the 23rd because of Martin Luther King day

The meeting was adjourned at 6:50 p.m.