

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: March 22, 2021
Time: 5:30 PM
Location: Via Zoom

CALL TO ORDER

The meeting was called to order at 5:31 PM

ROLL CALL

Board Present: Michael Katz - President
Priya Okun - Vice President
Mike Radcliff – Treasurer
Beth Murphy - Secretary
Shirley McGhee- Landscape Chair

Homeowners

Present: Kathy Heyl, Susan Klement, JoAnn Millikin, Derek Shemley

Management

Representative: Geoff Obral, Cadden Community Management

Minute Taker: Beth Murphy, HOA Secretary

QUORUM (Requirement is a majority of directors):

A quorum was present to conduct the Board of Directors meeting.

APPROVAL OF MINUTES

- Motion: To approve the minutes for the January 18, 2021 Board of Directors meeting. Shirley McGhee moved, Priya Okun seconded, motion passed unanimously.
- Motion: To approve the minutes for the February 15, 2021 organizational meeting following the annual meeting. Priya Okun moved, Shirley McGhee seconded, motion passed unanimously.

REPORTS

- **President's Report:** No report.
- **Treasurer's Report:** Mike Radcliff reported that revenues and expenses are as expected.
 - Mike Katz noted that there was no landscaping expense for February. Geoff Obral will check on this and ensure the bill is paid.

- Mike Katz noticed that the irrigation zone in his area shows no water usage for the past three months. Geoff Obral will submit a work order to have the landscapers check this zone.
- **Manager's Report:** In addition to his written report, Geoff Obral reported that:
 - He has submitted a work order to the landscapers to complete items identified in the drainage inspection report.
 - He is reviewing the Governing Document Noncompliance Procedure document and will report back to the board on recommended updates.
 - He sent all water invoices as requested.
 - He granted access to the President and Treasurer to the Cadden billing system.
 - He is investigating solar lighting for the north end of Ott.
 - He addressed outstanding accounts receivable items from previous meetings.
- **Architectural Review Committee Report:** Mike Katz reported on behalf of the committee that two requests for increases in wall height were approved.
- **CC&Rs Compliance Committee Report:** Geoff Obral reported:
 - With spring, there is more weed activity, which may result in more notices to homeowners.
 - Houses identified as needing painting in October are approaching the six month deadline in April.
 - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** No report.
 - The system for replacing lights is working per Mike Katz.
 - Susan Klement reported that the neighborhood directory will be updated soon due to many changes in home ownership.
 - The Tucson Police Department recently outlined numerous calls that will not receive a police response due to staffing issues. Mike Katz emphasized that homeowners should still call 911 so that statistics are generated for the area.
- **Landscaping Committee Report:** Shirley McGhee reported that:
 - The landscapers have started with spring pruning and will soon follow with fertilizing.
 - She has received very good feedback on the Brightview Tree Service work to date. They will complete their second phase in May.
 - She has received several requests for plant replacement and has referred homeowners to the approval form on the web site for self-funded projects.
 - The PCC class project is still in progress. The class will assist three homeowners with free consultations on plant recommendations.
- **Hospitality Committee Report:** Priya Okun reported that:
 - The committee is currently not making home visits to new homeowners due to the pandemic. They are, however, sending out welcome letters that include neighborhood information, such as the map and directory, list serve, etc.
 - They have welcomed several new homeowners recently.

OLD BUSINESS

- **Landscaping:** See Landscape Committee report above.

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- **Lighting north end of Ott:** See manager's report above. Shirley McGhee noted that the homeowners making this request have recently added lighting to their home.
- **Potholes:** Geoff Obral reported that there has been no new activity since the city's initial response to our request. He will continue to follow up on this.
- **Review of Governing Document Noncompliance Procedure (last revised 2011):** See manager's report above.
- **Dog leashing signs:** Geoff Obral will check with Rachel Sanchez on the signs and arrange for installation.

NEW BUSINESS

- **ABC screening project:** Beth Murphy received the board's approval to pursue a self-funded project to screen a long-time trash problem on the ABC property next to her home. She will coordinate the project with Shirley McGhee.
- **Vacant lot at 16th St and 2nd Ave:** A committee of homeowners was identified, but the chair submitted her resignation before the committee started working. No committee member has stepped forward to chair the committee to date. The board discussed the ideas generated at the annual meeting, but made no decisions pending recommendations from the committee.
- **House numbers at end of walkways:** Derek Shemley presented an idea to add identifying signs at the end of our four internal walkways, so that visitors and tradespeople can find addresses more easily. Geoff Obral will investigate sign possibilities for board review.

CALL FOR AUDIENCE/HOMEOWNER INPUT

Kathy Heyl inquired about the procedure to have self-funded landscaping work completed on her property.

ACTION ITEMS:

- Geoff Obral will:
 - Check on February landscaping bill and ensure that it will be paid.
 - Complete a work order for the landscaping crew to check on the irrigation zone showing no water usage in Mike Katz's area.
 - Research solar lighting options for the north end of Ott.
 - Follow up with the city on our requests for pothole work.
 - Review the Governing Document Noncompliance Procedure and report back to the board.
 - Locate dog leashing signs and have them installed at pet waste stations.
 - Explore options for internal walkway signs and report back to the board.

NEXT MEETING: The next regular meeting of the board will be May 17, 2021 at 5:30 PM.

ADJOURNMENT: The meeting adjourned at 6:33 PM.