

# Armory Park del Sol Homeowners Association

## Board of Directors Meeting Minutes

**Date:** March 28, 2022  
**Time:** 5:30 PM  
**Location:** Via Zoom

### CALL TO ORDER

The meeting was called to order at 5:30 PM.

### ROLL CALL

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

Homeowners Present: Stephen Bess, Lou Catallini, Kathy Heyl, Susan Klement, Helen Landerman  
Diane Nissen

Management Representative: Lisa Panos, Cadden Community Management (CCM)

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 17, 2022 Board of Directors meeting as written. Shirley McGhee moved, Priya Okun seconded, motion passed unanimously.
- Motion: To approve the minutes for the February 21, 2022 Board Organizational meeting as written. Priya Okun moved, Shirley McGhee seconded, motion passed unanimously.

### REPORTS

- **President's Report:** Mike Katz reported that Erica Rivera is no longer with Cadden Community Management and that we will have a temporary manager for a few weeks. To contact Cadden in the meantime, homeowners can email [info@cadden.com](mailto:info@cadden.com)
- **Treasurer's Report:** John Heyl reported that:
  - The first two months of expenses show little variance from the budget, as it is early in the year.
  - There are only two 90-day delinquencies with homeowner dues at this time.

- His goal as the new treasurer is to position the HOA and the board so that when good projects come up during the year, for which there are no or little budgeted funds, they perhaps can still be addressed.
  - He suggested the possibility that we allocate some portion of the funds earmarked for rebuilding reserves to project funds.
  - He suggested that a form for project proposals be developed so that project advocates have some guidance as to what information is needed for board consideration.
  - He supported the idea of homeowners participating in cost sharing for projects.
  - He suggested that we set goals and timelines for rebuilding the reserve fund.
  - He asked board members to think about these ideas and to revisit them at the next board meeting.
- **Manager's Report:** No report.
- **Architectural Review Committee Report:** Matt Fischler submitted a written report stating that two requests for painting in new colors were approved.
- **CC&Rs Compliance Committee Report:**
  - Currently the main CCR issues are fascia and eave painting.
  - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** No report.
- **Landscaping Committee Report:** Shirley McGhee reported that:
  - February was pruning month, with more pruning still needed.
  - She met with Petr Chylik, our arborist from Brightview Tree Service. Six trees needing urgent attention will be addressed soon, with general tree maintenance scheduled for May.
  - The Landscaping Committee has completed the new landscape policy, including a plant list. She met with Steve Grede, our landscape architect, and asked him to review the policy and plant list.
  - She needs to have more timely information about water usage and charges in order to address issues with the landscaping crew. Mike Katz asked Cadden to provide this information to her.
- **Hospitality Committee Report:** Priya Okun reported that the committee continues to welcome new homeowners, but is not ready to resume social events, due to the pandemic.

## OLD BUSINESS

- **Landscaping:** See Landscaping Report above.
- **Ashley Park Shade Ad Hoc Committee:** Susan Klement reported that
  - The committee has the same goal as the board, which is to create shade for the park, at a reasonable cost, and not adversely affect nearby homeowners.
  - The committee was ready to present the proposal drawing prepared by our landscape architect, Steve Grede, but then recently received a critique of the plan from our arborist, Petr Chylik. They are concerned that these two experts

do not agree and that the committee cannot judge who may be correct. The board and committee discussed the issues in detail. The committee will need additional time to resolve the issues raised.

- Priya Okun also asked the committee to revisit shade sails as an option, as it will be years before trees would be mature enough to provide shade. The committee had eliminated this option out of concern for the expense.
- Mike Katz asked the committee to look for the best option for the park, without eliminating options due to budget concerns. The HOA might be able to implement more expensive options over time.
- **Front Yard Light Poles and Fixtures:** Mike Katz reported that Carole Baumgarten and the Clean and Safe Committee have conducted an inventory of light pole and fixture issues. Additional information is needed and then bids will be sought. Repairs will be made in a tiered approach, with the worst issues to be addressed first.
- **Drainage system inspection 2022:** Mike Katz asked Cadden to schedule the next inspection in May/June.
- **APdS Bylaws Review:** Beth Murphy agreed to chair an ad hoc committee to review the APdS bylaws. Susan Klement had also previously volunteered.

#### **NEW BUSINESS**

- **Common area 16<sup>th</sup>/2<sup>nd</sup>/Southern Pacific:** Mike Katz reported that he had explored the idea of selling the vacant lot at 16<sup>th</sup> St and 2<sup>nd</sup> Avenue, which is part of the APdS common area. A homeowner had recently expressed an interest in buying it. After consultation with the HOA attorney, it became apparent that selling a section of common area would be extremely complicated. Mike has therefore decided not to pursue it further. He asked Cadden to notify the homeowner.

#### **CALL FOR AUDIENCE/HOMEOWNER INPUT**

- Helen Landerman expressed her gratitude to the board for their work.

#### **ACTION ITEMS:** Cadden Community Management will:

- Provide monthly water usage information to Shirley McGhee, landscaping chair.
- Schedule the drainage system inspection in May or June, prior to monsoon season.
- Notify the homeowner who expressed interest in buying the lot at 16<sup>th</sup> St and 2<sup>nd</sup> Ave that the HOA does not plan to sell it.

#### **NEXT MEETING:**

The next regular meeting of the board is scheduled for May 23, 2022 at 5:30 PM.

**ADJOURNMENT:** The meeting adjourned at 7:11 PM.