

# Armory Park del Sol Homeowners Association

## Board of Directors Meeting Minutes

**Date:** May 17, 2021  
**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  
Mike Radcliff – Treasurer  
Beth Murphy - Secretary  
Shirley McGhee- Landscape Chair

#### Homeowners

Present: Bill Brennan, Gerry Brennan, Lou Catallini, Kathy Heyl, Susan Klement, Helen Landerman, Enrique Oviedo, Dan Papaj, Bridget Radcliff

#### 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 March 22, 2021 Board of Directors meeting. Mike Radcliff moved, Priya Okun seconded, motion passed unanimously.

### REPORTS

- **President's Report:** No report.
- **Treasurer's Report:** Mike Radcliff reported that
  - For the first four months of the year, the HOA is under budget by \$254.
  - Landscaping is \$3500 over budget due to tree maintenance and pre-emergent spraying. This overage is expected to smooth out during the remainder of the year.
  - Mike Katz commented that
    - We are slowly rebuilding our reserves from replacing our irrigation system.

- The fixed rate for safety lights appears to have increased. He asked Geoff Obral to check on this.
- **Manager's Report:** In addition to his written report, Geoff Obral reported that
  - The HOA's taxes have been filed.
  - Most of the follow-up items are on the agenda tonight.
  - Mike Katz asked Geoff to have the landscaping crew again check the water line on Anatole as the water bill is low and plants look stressed.
- **Architectural Review Committee Report:** Mike Katz reviewed Matt Fischler's report and commented that:
  - The committee approved a gate replacement and a repainting request.
  - In general, there continues to be low activity.
- **CC&Rs Compliance Committee Report:** Geoff Obral reported:
  - Current items are mostly about back yard weeds.
  - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** No report.
  - Kathy Heyl mentioned that a number of bushes/cacti are growing out over sidewalks and need pruning. Shirley McGhee has asked the landscaping crew to do this as they work through each zone.
  - Enrique Oviedo mentioned that a rattlesnake had to be removed recently and homeowners should be cautious.
  - Mike Katz mentioned that a recent spike in crime seems to have quieted down.
  - Susan Klement reported that she will be updating the HOA directory soon.
- **Landscaping Committee Report:** Shirley McGhee reported that:
  - The PCC landscaping class gave a wonderful presentation on the HOA's landscaping, including an inventory of our plants. She hopes to work with Steve Greedy, the class instructor, to update our landscaping guidelines.
  - The Brightview Tree Service is coming to complete phase two of our tree pruning around May 24. They will be removing two trees in Ashley Park. Shirley will ask the landscaping crew to feed and add irrigation lines to the ironwood trees in the park.
  - The committee is reviewing a request that a Madagascar palm be planted in a homeowner's front yard.
  - There are no plans for plant replacement at this time, except for homeowner self-funding projects.
- **Hospitality Committee Report:** No report.

## OLD BUSINESS

- **Landscaping:** See Landscape Committee report above.
- **Drainage system inspection:** Geoff Obral reported that:
  - All minor repairs from the 2020 inspection are complete except for the area needing riprap. A proposal for this is in the works.
  - The 2021 drainage inspection will be done in June.
- **Lighting north end of Ott:** Geoff Obral reported that:

- He has found a possible lighting solution that includes a 20 foot pole topped by a solar light, with an estimated cost of \$500 for materials and \$750 for labor. The board asked him to obtain a formal bid for consideration.
- **Potholes:** Geoff Obral reported that:
  - He contacted the city and clarified the areas on Ott and streets to the east that need pothold repairs. The work is expected to be completed in 6 to 8 weeks.
- **Review of Governing Document Noncompliance Procedure (last revised 2011):** Geoff Obral attempted to review the document but it became apparent that he does not have the correct one. Beth Murphy or Mike Katz will provide him with the correct document.
- **Dog leashing signs:** Geoff Obral presented a draft sign for discussion. The board asked him to return with new mockups based on suggestions.
- **2<sup>nd</sup>/16<sup>th</sup> common area ideas:** No report. Bridget Radcliff indicated that she will reconvene the committee to generate ideas.
- **House number signs at walkway entrances:** Geoff Obral presented draft signs for discussion. The board asked him to return with new mockups based on suggestions.
- **ABC Roofing Screening Project:** Beth Murphy reported that bids for the proposed work have come in high. She will continue to explore options. Mike Katz asked Geoff Obral to submit a work order to the landscaping crew to test the irrigation line for this area.

#### **NEW BUSINESS**

- **APdS attorney (Jason Smith) change in firm:** Mike Katz reported that Jason Smith has left our current firm and is a partner in a new firm. The board discussed whether to continue with our current firm or follow Jason. MOTION: Beth Murphy moved and Priya Okun seconded a motion to follow Jason Smith, motion passed unanimously.

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

- Kathy Heyl mentioned a standing water problem which was determined to be resolved.

#### **ACTION ITEMS:**

- Geoff Obral will:
  - Check whether the fixed rate for safety lights has gone up and report back to Mike Katz.
  - Obtain a formal bid for the installation of solar lights for the N Ott and E Codd areas.
  - Complete work orders to have the landscaping crew check 1) the Anatole water line again and 2) the irrigation line serving the tree line adjacent to ABC Roofing.
  - Provide new mockups for dog leashing and house number signs.
  - Review the Governing Document Noncompliance Procedure document.

**NEXT MEETING:** The next regular meeting of the board will be, July 26, 2021 at 5:30 PM.

**ADJOURNMENT:** The meeting adjourned at 6:43PM.