

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: May 23, 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, Lisa Henthorne, Kathy Heyl, Dale Keyes, Susan Klement, Diane Nissen

Management Representative: Ronald Barlow, 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 March 28, 2022 Board of Directors meeting as written. John Heyl moved, Shirley McGhee seconded, motion passed unanimously.

REPORTS

- **President's Report:** Mike Katz introduced Ronald Barlow, our new Cadden manager.
- **Treasurer's Report:** John Heyl reported that:
 - He will defer his suggestions from the March 28 meeting regarding project monies and the reserve account until the fall budget meeting.
 - We are within our budget overall to date.
 - He is focusing on water usage issues and will be following the bills carefully.
 - He is concerned about delays in paying vendors and will be addressing this.
 - Mike Katz inquired about two April bills and asked Ronnie Barlow to investigate them and report back:

- A \$400 tax preparation bill, when \$50 was budgeted for this year and in past years.
 - A non-contract landscaping expense of \$3325.
- **Manager's Report:** In addition to his written report, Ronnie Barlow reported that:
 - He completed his first site visit with Tom Skinner.
 - He has contacted two electricians to provide services to the HOA—United Electric and Buddy Heilig and Sons Electric.
 - He is focusing on the water bills and will work to coordinate issues with the landscaping crew.
 - He is working with John Heyl on finances.
 - He has contacted EEC to schedule the drainage inspection before the monsoon season.
- **Architectural Review Committee Report:** Matt Fischler submitted a written report stating that there were no new requests since the last board meeting.
- **CC&Rs Compliance Committee Report:**
 - Currently the main CCR issues are backyard weeds, and fascia and eave painting.
 - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** No report. See Old Business regarding light poles.
- **Landscaping Committee Report:** Shirley McGhee reported that:
 - “Enthusiastic” pruning was completed in May, and it is possible we will not need a second pruning in the fall.
 - She is waiting for two tree replacements to be planted, and asked Ronnie Barlow to follow up with the landscapers.
 - We have a possible squirrel problem near Ashley Park. She asked Ronnie Barlow to contact the previous trapper we have used and schedule service.
- **Hospitality Committee Report:** Priya Okun reported that the committee continues to welcome new homeowners by email, but is not ready to resume social events, due to the pandemic.

OLD BUSINESS

- **Landscaping:** See Landscaping Report above.
- **ABC Fence Update:** Beth Murphy reported that:
 - The project is about 2/3 finished, with expected completion in June.
 - The project has been greatly affected by the poor condition of the ABC fence, such that it is difficult to insert the privacy slats.
 - While the labor costs have increased because of the condition of the fence, the costs to the HOA will not change. Any extra costs will be absorbed by the homeowner (Beth Murphy), who is sharing the project costs.
 - We have achieved our goal of screening the trash and junk behind the two ABC buildings.
- **Front Yard Light Poles and Fixtures:** Mike Katz reported that:
 - The light pole inventory is complete.

- Carole Baumgarten has found bolts and spare parts to repair many light fixtures, so that none of them need to be replaced.
- Carole reported that there are six shaky poles needing attention. Mike will inspect them.
- Mike asked Ronnie Barlow to get two to three bids for refinishing and painting approximately 30 to 40 poles that need attention.
- **Drainage system inspection 2022:** Ronnie Barlow reported that he will schedule the drainage system inspection before the monsoon season.
- **APdS Bylaws Review:** Beth Murphy reported that:
 - The bylaws review committee (John Heyl, Susan Klement, Matt Fischler, Beth Murphy) has completed an initial review of the bylaws and has produced a mark-up copy of changes. These changes include removing outdated text on the developer, classes of members, the first HOA meeting, and membership certificates. Susan Klement also completed a professional edit of the bylaws, producing a more clear and readable version. The mark-up version and the clean copy have been sent to Mike Katz for further review.
- **Ashley Park Shade Ad Hoc Committee:** Susan Klement reported that:
 - The committee (Stephen Bess, Kathy Heyl, Susan Klement, Diane Nissen) completed further research on possible shade structures for the park and met with vendors at length. The committee still recommends the addition of trees, finding numerous issues with shade structures (expense, full shade only around noon, no nearby walls to attach structures, limited warranties, prices increasing, etc.).
 - Discussion focused on aesthetic as well as shade issues.
 - **MOTION:** Beth Murphy moved and Priya Okun seconded a motion to hire Steve Grede, landscape architect, to complete a comprehensive design for the park, with both landscaping and shade committees to be involved. Motion passed unanimously.

NEW BUSINESS: NONE

CALL FOR AUDIENCE/HOMEOWNER INPUT

- Susan Klement inquired about pulling backyard weeds but leaving those that flower and are attractive. Ronnie Barlow noted that these need to be pulled when they have died.

ACTION ITEMS: Cadden Community Management will:

- Investigate two April bills and report back to Mike Katz and John Heyl:
 - A \$400 tax preparation bill, when \$50 was budgeted this year and in past years.
 - A non-contract landscaping expense of \$3325.
- Follow up with McColley Smith Landscaping about planting two replacement trees.
- Contact the previous trapper we have used to manage a possible squirrel problem near Ashley Park.
- Obtain two to three bids for refinishing and repainting light poles.

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NEXT MEETING:

The next regular meeting of the board is scheduled for July 18, 2022 at 5:30 PM.

ADJOURNMENT: The meeting adjourned at 7:09 PM.