

# Armory Park del Sol Homeowners Association

## Board of Directors Meeting Minutes

**Date:** July 26, 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: Lou Catallini, Kathy Heyl, Steven Justin, Susan Klement, Diane Nissen, Dan Papaj, Bridget Radcliff

#### Management

Representative: None, 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 May 17, 2021 Board of Directors meeting with corrections. Mike Radcliff moved, Priya Okun seconded, motion passed unanimously.

### REPORTS

- **President's Report:** No report.
- **Treasurer's Report:** Mike Radcliff reported that
  - The HOA budget after the first six months of the year looks good, even with major tree expenses complete for the year. Utilities are under budget.
  - Mike Katz noted several items that he has or will clarify with CCM:
    - There was a backflow testing charge with late fees for non-payment. CCM will cover this charge.
    - There was a double charge for the CCM management fee. There will be no charge in July to compensate for this error.

- There was a \$2500 charge for fertilizer that needs further clarification.
- **Manager's Report:** As Geoff Obral was unable to attend this meeting, Mike Katz noted the following items from Geoff's written report:
  - The process to change the HOA's legal firm, following Jason Smith to his new firm, has been completed.
  - Geoff inquired with TEP as to the higher electric bill for safety lights and learned that there had been a rate increase.
  - Geoff has attempted three times to confirm that the riprap project from the 2020 drainage inspection report has been completed. Mike will ask Geoff to withhold payment to the company until they respond to information requests.
  - An informal bid was received by Dorn Construction on installation of solar lights in the North Ott-Codd area, with a formal bid to follow. The board discussed possible locations for the lights and the need for more bids.
  - Geoff submitted comments for review on the Governing Document Noncompliance Procedure.
- **Architectural Review Committee Report:** No new requests.
- **CC&Rs Compliance Committee Report:**
  - Current items are mostly about back yard weeds, fascia painting, and one parking violation.
  - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** Carole Baumgarten submitted a report that:
  - Detailed the light bulbs that had been replaced. Mike Katz questioned the \$100 charge by McColley Smith for changing these bulbs and will ask Geoff Obral to clarify whether this is covered in our contract with them.
  - She had a very positive response from new volunteer walkers to look for burned out light bulbs in the evenings.
  - Susan Klement has the new directory ready to go and will send it to Mike Katz for distribution.
- **Landscaping Committee Report:** Shirley McGhee reported that:
  - The tree maintenance work has been completed for the year. All of the palo verde trees that were in danger of falling during storms have been removed.
  - She anticipates a smaller budget for trees next year. Brightview Tree Service recommends a budget of \$15,000.
  - She plans to increase the budget for plant replacement in the next budget.
  - She is working on the plant guidelines and is waiting for recommendations from Steve Greedy, the PCC landscaping instructor who catalogued APdS plants with his class. She will work with the landscaping committee on these guidelines.
  - Several homeowners questioned whether the landscaping company had performed maintenance in their zone recently. An idea to have zone monitors was discussed.
  - Kathy Heyl reported that the drainage project that was previously completed in their area of the development performed beautifully during the recent monsoon rains.
- **Hospitality Committee Report:** No report.

## OLD BUSINESS

- **Landscaping:** See Landscape Committee report above.
- **ABC Screening Project:** Beth Murphy presented a summary of the ABC trash and fence problem, summarized ideas for screening the fence line, and proposed high quality privacy slats as a solution. Mike Katz asked Beth to prepare a written summary for the landscape committee and board, including a budget for consideration in next year's budgeting process.
- **Drainage system inspection:** See manager's report above.
- **Lighting north end of Ott:** See manager's report above.
- **Potholes:** While the city has completed past requests for pothole repairs, we now have new potholes needing repair. Mike Katz will ask Geoff Obral to pursue this.
- **Review of Governing Document Noncompliance Procedure (last revised 2011):** Mike Katz reviewed the process outlined in the policy and asked board members to submit proposed changes to him and Geoff Obral.
- **Dog leashing signs:** Completed.
- **2<sup>nd</sup>/16<sup>th</sup> common area ideas:** Bridget Radcliff reported that there is more interest from residents about upgrading Ashley Park rather than the lot at 2<sup>nd</sup>/16<sup>th</sup>. She has received input about adding shade and seating, and about providing recreational activities such as bocce, pickleball, tether ball, etc. She will submit these ideas to Mike Katz.
- **House number signs at walkway entrances:** No new report.

## NEW BUSINESS

- **Walkway Repair, 505 Downtown Street:**
  - Steven Justin, homeowner of 505 Downtown Street, asked the board to consider replacing the damaged front walkway, or at least contribute to the cost of the repair.
  - The walkway was painted by a previous homeowner without HOA approval. Attempts to remove the paint apparently contributed to the damage.
  - The board, after hearing discussion, will make a final determination on this request in its Executive Session and notify the homeowner of its decision.

## CALL FOR AUDIENCE/HOMEOWNER INPUT

- Dan Papaj mentioned that many front light poles in the development are rusty and in need of attention. This is a previously identified problem that has been postponed due to tree maintenance costs and will be addressed in next year's budget.

## ACTION ITEMS:

- Geoff Obral will:
  - Clarify the \$2500 charge for fertilizer with McColley Smith and report back to the board.
  - Follow up with McColley Smith to confirm that the riprap project from the 2020 drainage inspection report has been completed and report back to the board.

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- Clarify whether the \$100 from McColley Smith to change light bulbs should be covered in the contracted fee and report back to the board.
- Withhold payment from McColley Smith until information requests receive responses.
- Solicit more bids for solar light installation in the N Ott/Codd area.
- Submit new requests for pothole repairs to the city.
- Provide new mockups for house numbers at walkway entrances.

**NEXT MEETING:** The next regular meeting of the board is tentatively scheduled for September 27, 2021 at 5:30 PM.

**ADJOURNMENT:** The meeting adjourned at 7:05pm.