

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: November 15, 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: Greg Bedinger, Stephen Bess, Tinsley Deibel, John Heyl, Susan Klement, Helen Landerman, Diane Nissen, Bridget Radcliff

Management Representative: Erica Rivera, 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 October 18, 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 is on track to come in on budget at the end of the year.
 - Mike Katz asked Erica Rivera to research why three water zones used significantly more water this year than last year and report back.
- **Manager's Report:** Erica Rivera went over her written report of activities and noted the following:

- She discussed with McColley Smith the number of man hours they are working on the property. They reported eight hours each Wednesday by two to three crew members. Mike Katz asked the Landscaping Committee to monitor this when possible.
- McColley Smith removed the tree root and repaired the walkway on 443 E 16th Street (Portillo).
- She reported on the \$100 monthly charge for light bulb replacements. After discussion, Mike Katz indicated it was reasonable.
- She is still gathering information on walkway signs.
- **Architectural Review Committee Report:** Matt Fischler submitted a written report summarizing recent architectural requests: a new paint color, a trellis, and a light installation. The sidewalk repair at 505 E Downtown has been completed.
- **CC&Rs Compliance Committee Report:**
 - Erica River and Tom Skinner closed out many recent violations during their recent walk through the property. Remaining items are mainly weeds and fascia painting.
 - Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:**
 - A new community map was distributed recently.
- **Landscaping Committee Report:** Shirley McGhee reported that:
 - The landscaping committee recently did a walk through with Brightview Tree Service. Brightview recommended that the 10-15 trees of concern be dealt with during the next major tree work session in the spring.
 - The committee continues to work on updating the landscaping guidelines.
- **Hospitality Committee Report:** Priya Okun reported that the committee continues to greet new neighbors. There are no plans for community social events due to the continuing pandemic.

OLD BUSINESS

- **Landscaping**
 - Tree Maintenance Update: see Landscaping Report above.
 - Plans for 2022: No plans yet as the committee is still working on guidelines.
- **Drainage System 2020 Inspection Report:** The rip rap work has been completed.
- **Lighting North of Ott:** Erica River is still seeking bids.
- **Potholes:** No updates.
- **Procedures for Addressing Noncompliance with Governing Documents:** Completed.
- **House Numbers at walkway entrances:** See Manager's Report above.

NEW BUSINESS

- **Shading for Ashley park:** Mike Katz asked for a committee to explore shade structures for Ashley Park and report back to the board by mid-2022, in time for budget discussions for 2023. Stephen Bess, Susan Klement and Diane Nissen agreed to serve. Susan Klement will call for other volunteers on the list serve. Erica Rivera has product brochures to share with the committee.

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- **Date for 2022 annual meeting:**
 - The date for the annual HOA meeting was set for February 21, 2022, on Zoom.
 - Erica Rivera will check into pricing for online voting software for the meeting.

CALL FOR AUDIENCE/HOMEOWNER INPUT

- Helen Landerman thanked board members for their service.
- Diane Nissen asked about strategies for ensuring package delivery.

ACTION ITEMS: Erica Rivera will:

- research why three water zones used significantly more water this year than last year and report back.
- provide product brochures for sun shade structures to the committee working on shading for Ashley Park.
- check into pricing for online voting software for the annual meeting.

NEXT MEETING: The next regular meeting of the board is scheduled for January 17, 2021 at 5:30 PM.

ADJOURNMENT: The meeting adjourned at 6:08 PM.