

# Armory Park del Sol Homeowners Association

## Board of Directors Meeting Minutes

**Date:** March 16, 2020  
**Time:** 5:30 pm  
**Location:** St. Andrews Episcopal Church 545 S 5<sup>th</sup> Ave

### CALL TO ORDER

The meeting was called to order at 5:38 pm

### ROLL CALL

Board Present: Michael Katz - President  
Priya Okun - Vice President via video conference  
Mike Radcliff – Treasurer via video conference  
Beth Murphy - Secretary via video conference  
Shirley McGhee - Member at Large via phone

Board Absent/  
Excused: None

Homeowners  
Present: John Heyl (via phone), Susan Klement (via video conference), Helen Landerman, Tom Skinner

Management  
Representative: Kathy Thygersen - Cadden Community Management

Minute Taker: Keshia Pye - Cadden Community Management

### QUORUM (Requirement is Five (5) directors)

A quorum was present to conduct the Board of Directors meeting.

### MINUTES

**MOTION:** To approve the November 18, 2019 Board of Directors Meeting minutes as submitted/amended. **Motion made, seconded and passed unanimously.**

**MOTION:** To approve the February 17, 2020 Board of Directors organizational meeting minutes. **Motion made, seconded and passed unanimously.**

### OFFICERS' REPORTS

- **President's Report (Mike Katz)**
  - Mike Katz explained the change of Cadden Management representative. Mr. Katz stated Mrs. Thygersen has been very helpful with the transition.

- **Treasurer’s Report (Mike Radcliff, with input from outgoing Treasurer, John Heyl):** As of February 2020:
  - Bank Balance ..... \$22,542.61
  - Reserve Balance ..... \$14,343.67
  - Paid Assessments ..... \$3,253.33
  - Delinquent Assessments ..... \$3,475.83
  - Unpaid Invoices ..... \$0.00
  
- Mike Katz requested management compile all water bills and provide them at each meeting for review.
- The board discussed a late billing for tree maintenance work that was done in 2019. Shirley McGhee will work with the vendor on timely billing.
- The board clarified an \$852 bill for lighting. This amount included two pole lights that were replaced.
- The board noted that the water bill of \$389 was less than budgeted at \$500, due to the water savings from the irrigation project.
- Delinquencies: will be discussed in Executive Session.
  
- **Manager’s Report (Kathy Thygersen)**
  - Kathy indicated that she is serving as a transitional manager and is still learning about Armory Park del Sol. We will be assigned to a new manager during this transition.
  
- **Architectural Review Committee**
  - The committee is working with a homeowner who made changes without prior approval. The homeowner’s request was not subsequently approved; the committee is working to find a resolution.
  - No new requests have been submitted. The amount of requests has slowed down.
  
- **CC&R Compliance Committee**
  - The Nov 2019 report was reviewed by the Board; most items have been resolved.
  - The hearing regarding 459 E. Anatole will be discussed in the Executive session.
  
- **Clean and Safe Committee**
  - No report.
  
- **Landscaping Committee**
  - The committee is waiting on bids from the landscaper for several items. Management will request these bids.
    - To replace the irrigation system for the remaining smaller areas (detention basin and one small zone).
    - To replace four trees

- To lay new gravel in Zone 9
- The landscape committee will put together a new list of approved plants.

- **Hospitality Committee**

- No report.
- There will be no spring potluck due to the coronavirus pandemic.
- Mike Katz will distribute the new neighborhood directory prepared by Susan Klement soon.

#### **OLD BUSINESS**

- **Irrigation System Replacement- Status Update**
  - Discussed during landscape report
- **Tree Maintenance**
  - Discussed during landscape report
- **Spring Planting**
  - Discussed during landscape report

#### **NEW BUSINESS**

- **Lighting at North end of Ott**
  - Shirley McGhee has reached out to numerous solar companies in town and has been unable to find a satisfactory commercial option for solar lighting. Shirley will contact our landscaping company for other possible suggestions and continue her research. There is another dark area at the end of Codd that might also benefit from a similar lighting solution, once that is determined.

#### **HOMEOWNER INPUT**

- Homeowners were present and welcomed by the Board and management. Homeowners present thanked the Board for all they do for the community.

**NEXT MEETING:** The next Board of Directors meeting is May 18, 2020 at 5:30 at St. Andrews Episcopal Church 545 S 5<sup>th</sup> Ave.

**ADJOURNMENT:** The meeting adjourned at 6:38 PM.

#### **EXECUTIVE SESSION TO FOLLOW**

To adjourn the Board of Directors meeting and go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities or in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): CHOOSE APPLICABLE REASON(S) (1) legal advice; (2) litigation; (3) personal health or financial information of an owner/member, employee, etc.; (4) employee performance, compensation, health records, etc.; and (5) owner/member appeal or penalty. The applicable reason is 5.

