

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: July 20, 2020
Time: 5:30 PM
Location: Via GoToMeeting

CALL TO ORDER

The meeting was called to order at 5:32 PM

ROLL CALL

Board Present: Michael Katz - President
Priya Okun - Vice President
Mike Radcliff – Treasurer
Beth Murphy - Secretary
Shirley McGhee- Landscape Chair

Homeowners

Present: Susan Klement, Jan Mulder

Management

Representative: Kathy Thygersen, Cadden Community Management
Becky Hutchinson, Cadden Community Management

Minute Taker: Beth Murphy, HOA Secretary

QUORUM (Requirement is five (5) directors):

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

APPROVAL OF MINUTES

- Motion: To approve the minutes for the March 16, 2020 Board of Directors meeting as submitted. Mike Radcliff moved, Shirley McGhee seconded, motion passed unanimously.
- Motion: To approve the minutes for the June 24, 2020 Board of Directors meeting as submitted. Priya Okun moved, Mike Radcliff seconded, motion passed unanimously.

REPORTS

- **President's Report:** No report.
- **Treasurer's Report:**
 - Mike Radcliff reported that the budget appears to be in good shape. We have reduced our current delinquencies down to \$443. We have \$10,021 in our reserve account and \$3,790 in our major project accounts as of the end of June.
- **Manager's Report:** Becky reported no current issues.

- **Architectural Review Committee Report:** No report.
- **CC&Rs Compliance Committee Report:** No report. Details of current issues to be discussed in Executive Session.
- **Clean and Safe Committee Report:** No report.
- **Landscaping Committee Report:**
 - As follow-up to our June 24, 2020 meeting, Shirley McGhee reported that she and McColley Smith compiled a list of trees needing priority work before the monsoon season. The cost will be \$10,000, which is slightly above our tree budget but within the amount approved by the board at our last meeting.
- **Hospitality Committee Report:** No report. Pria Okun stated that there will be no fall potluck due to the pandemic.

OLD BUSINESS

- **Drainage system inspection:**
 - Becky Hutchinson stated that the inspection will be scheduled soon.
- **Landscaping:**
 - Irrigation system replacement: This three-year project has been completed.
 - Tree maintenance: See above committee report.
 - Plans for rest of 2020: Possible fall replacement of plants lost in recent heat wave.
 - Blowers: Becky Hutchinson contacted Clay at McColley Smith to request a decrease in the use of blowers, and asked them to no longer blow off debris from porches.
- **Lighting North of OTT:** Shirley McGhee reported that she is still waiting for vendor responses.
- **Potholes:** Mike Katz asked Becky Hutchinson to look for potholes during her next inspection and report them to the city for repairs.
- **Security:** Mike Katz encouraged residents to call the police when dealing with mentally ill individuals who cause problems within the neighborhood.

NEW BUSINESS

- **Light Pole Painting:** Mike Katz asked Becky Hutchinson to request bids from vendors.

CALL FOR AUDIENCE/HOMEOWNER INPUT

- Jan Mulder thanked the board for addressing the blower noise issue. She also asked that the arborist find a balance with tree trimming between minor and radical trims, and place more emphasis on aesthetics.

NEXT MEETING: The next Board of Directors meeting is September 21, 2020 at 5:30 PM.

ADJOURNMENT: The meeting adjourned at 6:24 PM.