

**Armory Park del Sol HOMEOWNER'S ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**May 11, 2009 5:30 P.M.**

**Location: Armory Park Senior Center (Quiet Room)**  
**220S. 5<sup>th</sup> Avenue, Tucson, AZ 85701**

**Board Members present: Carole Baumgarten, Kathy Heyl, Mike Katz, Susan Klement, Ken Shackman**

**Homeowners present: Matt Fischler, Dolores & Paul Gohdes, Arpine Grenier, Julietta Portillo, B.J. Segel, Allen Veaner**

**I. Call to Order**

President Mike Katz called the meeting to order at 5:30 p.m.

**II. Director's Comments None**

**III. Approval of Board Meeting Minutes**

April 27, 2009 Board of Directors Meeting

**A motion was made (Ken), seconded (Carole) and passed to approve the Armory Park del Sol (APdS) Board of Directors April 27, 2009 Meeting Minutes as presented.**

**IV. Reports**

**A) President's Report None**

**B) Treasurer's Report Ken Shackman**

1. Ken reported that, as discussed at the last board meeting, April financial reports are not yet available from LMRI.
2. Ken reported that the budget currently has errors, as there is no line item for postage expenses, and that LMRI has been asked to correct this.
3. Currently LMRI forwards invoices to Ken weekly, prior to being paid. Gail Wikel had reported that this is similar to other HOA practices.
4. There have been two recent invoices from AZ Proscapes (total \$600) related to repair of irrigation valves. There was discussion as to the frequency of irrigation valve repair/replacement. Kathy will inquire as to why this is so.
5. Ken reported that \$1600 has been spent on water for irrigation the first quarter, which represents 45% of the annual budget for water irrigation.
6. The Finance Committee met 4/20/09 and has produced a cost-cutting document. The committee will continue to meet regularly.

C) **Architectural Review Committee** Matt Fischler

1. Matt reported a total of 8 requests for the first quarter. He will look into producing a spreadsheet in order to provide ease of reference for future requests.

D) **CC&R Enforcement** Ken Shackman

1. Ken reported that some of the older homes are showing wear, and are in need of crack repair & re-painting. A total of 8 homes need attention in this regard.

2. Weeds in rear yards continue to be a problem, and homeowners receive compliance letters as needed. Weeds in side yards that are visible from either the sidewalk or street must also be removed by the homeowner.

3. Violations in guest parking areas seem to be reduced, but homeowners continue to receive letters as needed.

4. The one home that was rented for a short time has since been vacated after the absentee homeowner received notice that this was a clear CCR violation.

5. Most homeowners have been responsive about non-compliance issues after the first letter sent by LMRI.

6. There was brief discussion of weed control in rear yards and vacant lots. It was re-stated that John Wesley Miller is responsible for weed control in lots he owns. He pays AZ Proscapes privately for this service.

E) **Transition Committee** No report

F) **Safe & Clean Committee** Paul Gohdes

1. Paul reported that the two Union Pacific lights are on.

2. The Neighborhood Watch program will be updated soon, to reflect new homeowners who wish to participate.

G) **Landscape Committee** Dian Albright (not present) Kathy Heyl reported that the committee would begin to meet to create Landscape Guidelines.

H) **Social Committee** No report Because Kathy Gordon is already doing the majority of the tasks of the committee, Kathy Heyl agreed to contact Kathy Gordon to see if she is willing to chair the committee.

V. **Old Business**

A) **Union Pacific lighting:** Lights are functioning.

B) **Home lighting inspection, replacement of bulbs:**

1. Kathy Heyl reported that AZ Proscapes has yet to respond with a fixed cost per house to replace burned out bulbs, but she will ask again for a cost.
2. There was discussion about the fact the vacant home at 486 Historic St has all electricity turned off, therefore the two exterior lights are not on. Matt Fischler said that from a money-saving perspective this does not make sense, considering the solar issues and the fact the house should be selling back electricity to the grid. Carole Baumgarden will ask LMRI about this.

**C) Landscaping:**

1. pre-emergent estimate: Kathy Heyl will ask AZ Proscapes again about the pre-emergent cost if the front yards are not included, as they have yet to respond.
- 2) water use update: Ken Shackman reported that last year's annual water bill was \$5463. In order to properly address the issue of reducing water expenses the board needs information from AZ Proscapes. Kathy Heyl will arrange a meeting with AZ Proscapes staff.

**D) Management Services:**

1. There was general frustration at the amount of notice the HOA was given re Gail Wikel's departure, as LMRI apparently had two weeks notice she was leaving.
2. Our new contact person is Kim Rubly, who has a scheduling conflict, and will not be available to attend our board meetings as they are currently scheduled.
3. There was general discussion about seeking a new management company. In response to a question from Carole, Ken reported the HOA is approximately \$5000 in debt.
4. A motion was made (Carole), seconded (Ken) and passed for Susan to draft a letter and/or determine if CAI has a template for requesting RFPs from other management companies. In response to a question from Arpine Grenier, Mike stated that Tanis Duncan has already recommended management companies to the transition team.

**VI. New Business**

**A. Application for Improvement Review/Consideration for Review Waiver**

Matt Fischler reminded the board that the current Design Guidelines require a fee when request is made to the Architectural Committee for any project over a \$2500 amount. He is asking this fee be waived for Ken Shackman, who installed several gates totaling more than \$2500. Because the intent of this fee was to provide for any architectural or building second opinions, the fee seems unnecessary in this case. A motion was made (Susan), seconded (Kathy), and passed to refund Ken's \$250. Ken was not present in the room when the discussion, motions and vote took place. A motion was then made (Susan), seconded (Carole), and passed to have the Architectural Committee re-write that portion of the Design Guidelines to clarify when a fee is needed or not.

**B. Home front yards**

**1)**

**Opinion from Tanis Duncan/Are front yards common area?:** After considerable

review of Tanis Duncan's responses, and a discussion by the board, the board's agrees with Tanis that all front yards are common area. Consequently the association, through the board, must make all decisions about what individual homeowners can and cannot do. Susan's research finds that AZ statutes say very little about common area apart from the taxation of it.

**2) Can homeowners opt out of landscape services?** As a result of the above the board agrees with Tanis' opinion that individual homeowners cannot opt out of landscaping services.

**3) Can homeowners opt out of pre-emergent weed application in common areas?** After a discussion and input from homeowners, there was a motion made (Carole), seconded (Kathy), and passed that if the budget allows for application of a pre-emergent, individual homeowners cannot opt out.

**VII. Call to the Audience/Homeowner Input**

- 1) Dolores Gohdes announced that she has put together some welcome packets for the Social Committee to give to new neighbors.
- 2) Arpine Grenier asked if the board could call other management companies, to determine if the HOA can afford their services, prior to writing RFPs.

**VIII. Adjournment**

A motion was made, seconded and passed to adjourn the meeting at 7:28 p.m.