

Armory Park Del Sol (APdS) Homeowners' Association  
Board of Directors Meeting  
Monday, May 16, 2011  
5:30 PM  
Armory Park Neighborhood Center  
220 S. 5th Ave, Tucson, AZ 85701

Draft Minutes

Call to order 5:30 p.m. – Meeting was called to order at 5:30 p.m. by the Board President Michael Katz. With there being a quorum of the Board represented by Dan Danell and Julieta Portolio and Michael Katz. Board members absent were Matt Fischler and Helen Landerman. Also Present was Pam Lakey representing Lewis Management Resources.

Approval of Board meeting minutes from the April 18, 2011 meeting were approved unanimously.

Reports

President's Report (Katz) – Mr. Katz had deferred his comments and report to later in the agenda regarding the U of A new dorm construction.

Treasurers Finance Committee Report (Fischler) – Mr. Fischler was absent. Mr. Katz reported that based on the information provided the financials were in order. Mr. Katz reported that Ms. Lakey is checking into the Printing/Postage expenses which are running over budget compared 2010. Ms. Lakey will provide update to treasurer based on her research. . Mr. Katz also reported that Mr. Fischler obtained a credit from City of Tucson Water from a high water bill due to irrigation leak.

Manager's Report (Lakey) – Ms. Lakey provided a written management report to the Board prior to the meeting. There were no questions from the Board regarding the report.

Architectural Review Committee (Fischler) – Mr. Fischler provided a year to date color coded architectural review committee report to the Board prior to the meeting. Mr. Katz briefly went over the report.

CC&Rs Compliance Committee (Skinner) – Mr. Skinner reported that Pam Lakey toured with the compliance committee on their last site tour. Ms. Lakey will tour with the committee monthly. This will allow Lewis Management Resources to be more aware of what the compliance committee is noting as to be able to answer questions from homeowners that receive violation notification from the HOA.

Clean and Safe Committee (Gohdes) – It was reported that homeowners should contact the City of Tucson graffiti abatement department for any graffiti noted in the community. Homeowners should not try to remove the graffiti themselves as the City of Tucson graffiti abatement cannot remove the graffiti as well if prior attempts have been made. The City of Tucson is very responsive to graffiti removal. Ms. Klements recommended that the information from the City of Tucson graffiti be sent out to all members of the community.

Weeds on streets and sidewalks – Ms. Heyl agreed to have the landscape committee attempt to kill the weeds between the concrete slabs on the sidewalk by spraying with a vinegar mixture as recommended by Ms. Klements.

Landscaping Committee (Heyl) - Ms Heyl reported that plant replacements are complete for the spring. Ms. Heyl and the landscape committee will contact the arborist to identify the trees that need to be pruned this year. Ms. Heyl reported that stones in the street are still a problem even though the street sweeper was out. There was general discussion among the members present regarding the ongoing issue. There was no final resolution to the problem other than owners are responsible to clean up the sidewalks in front of their homes. Mr. Katz will put out a general information email to members and include this item.

Water Conservation Committee (Portillo) - No report

Old business

Landscaping issues

Common area plant replacement update – Noted above in the landscape report from Kathy Heyl

Front yard erosion control: estimate from Proscapes – Mr. Katz reported that he had not received an update from Proscapes but will obtain one by next Board Meeting.

Inventory of plants needing replacement: update – Ms. Heyl noted the progress on the plant replacement in her landscape update report. All plants have been replaced.

i. Invasive plants/weeds: update

ii. Next phase of tree pruning: update

b. Satellite dish Toole construction project—update

i. Mitigation proposal—Katz

c. Traffic circle 14<sup>th</sup>/3rd

II. New Business

2011 annual drainage inspection—previous inspection 7/14/10 by EEC, Inc – Mike Katz reported that it about time to have basins certified again. **ACTION ITEM: Ms. Lakey to schedule the certification with EEC, Inc.**

Inquire about planting in or near drainage channel for satellite dish mitigation – Mr. Katz noted that the response from Level Three Communication, Mr. Fimbres the City Council representative and City of Tucson Developmental services has not been forthcoming with any solutions to mitigate the noise and visual pollution of the satellite dishes Mr. Katz and Mr. Shackman thought perhaps the HOA could take steps to install some landscaping / trees along the border of the properties. This was introduced as a possibility and more research with Proscapes and others for feasibility prospects. **ACTION ITEM: Ms. Lakey to report Buffelfgrass on ABC Roofing Products property to Pima County Environmental Quality.**

Student housing projects – Mr. Katz brought up a discussion regarding the proposed Student housing projects.

New HOA statutes – Additions to the Arizona State Statutes governing HOAs was provided in the Board packets. The laws

Board training – Ms. Lakey recommended 4:30 on June 20<sup>th</sup> for Board Training. The Board members present agreed this made the most sense.

Call to the audience/homeowner input – Homeowners comments were allowed throughout the meeting.

III. Date for next Board meeting: June 20, 2011, 4:30 pm

IV. Adjournment Meeting adjourned at 7:10 p.m.

*Pursuant to Arizona Revised Statutes, the Board may enter Executive Session (closed meeting) without prior notice to members*