

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: January 16, 2017
Time: 5:30 pm
Location: St. Andrew's Episcopal Church

CALL TO ORDER

The meeting was called to order at 5:30 PM by President Michael Katz

ROLL CALL

Board Present: Michael Katz, President
Priya Okun, Vice President
Matt Fischler, Treasurer
Shirley McGhee, Director

Board Absent: None

Homeowners
Present: Alice Catallini, Doug Acuff, Susan Tomlinson, Tom Skinner,
Susan Klement, Kathy Heyl and Helen Landerman

Management
Representative: Melinda Ford, Cadden Community Management

Minute Taker: Melinda Ford, Cadden Community Management

QUORUM (3): A quorum was present to conduct the Board of Directors meeting.

MINUTES

MOTION: A motion was made by Priya Okun to approve the November 22, 2016 Board of Directors Meeting minutes as submitted. **Motion made, seconded and passed unanimously.**

OFFICERS' REPORTS

- **President's Report Michael Katz – nothing to report.**

Treasurer's Report – Matthew Fischler: As of (12-31-2016):

- Bank Balance.....\$43,543.37
- General Reserve Balance..... \$13,857.03
- Landscape/Major Projects Reserve.....\$19,511.40
- Delinquent Assessments.....\$ 643.70
- Unpaid Invoices.....\$ 0.00

Matthew Fischler reported that we are still working on the end of year financials – making sure last years pre-paid are included in this year's budget. Melinda Ford will email Board.

Melinda Ford to check to see if Juan Barba & Associates billed separate for the mesquite tree on the corner of Ott and 3rd which was by the Fiber Optic Box.

Check with McColley Smith Landscape to see why there are two water bills have a zero balance.

Delinquencies: will be discussed in Executive Session.

Manager's Report: Melinda Ford reported on her manager's report.

Architectural Review Committee: Matthew Fischler reported there was very little activity since November. Gave permission on a metal roof, cover on a water softener and homeowner painted their home the same approved color.

CC&R's Compliance Committee: Kathy Heyl had questions concerning: Political signs still in homeowner windows, "Stand for Rosa" sign. Melinda Ford will look into the AZ Statute on the signs. Some homeowners need to work on areas that don't have enough gravel in their back yard which cases their dirt into the street. Also one of the homes that have just had rock installed still has their sand bags at their front door – Melinda Ford will contact homeowner to ask to have them removed.

Clean and Safe Committee – nothing to report. Susan Klement is working on an updated map and homeowner contact information directory.

Landscape Committee – Shirley reported that trees have been trimmed and one Palo Verde had to be removed. McColley Smith spent a few days mitigating water leaks. In the spring we will be adding trees along the wall.

Added gravel at 501, 504 and 493 Laos where trees were removed. This is supposed to happen as long as the gravel arrives on time Wednesday and Thursday – January 18th and 19th. Major pruning will be in February – will let the homeowners know once we get the schedule. Homeowners need to put off planting in their front yard.

Ashley Park Ad Hoc Committee – Joseph Stroup has stepped down from the Committee and no one has volunteered. At this time there is no money for the committee. Tabled.

Hospitality Committee – Priya Okun reported that they will provide the refreshments for the Annual Meeting. Priya will announce at the Annual Meeting if there will be a Spring Picnic.

OLD BUSINESS

Irrigation System Replacement: The board reviewed the bids from McColley Smith Landscape on the irrigation replacement. After some discussion and reviewing the bids for the last two months – Matthew Fischler stated after reviewing the financials that in 2017 we can do three zones, three zones in 2018 and finish in 2019. Melinda Ford will undertake managing the project.

MOTION: Shirley McGhee motioned to approve the bid for Zone 2, 3 & 4. **Motion made, seconded and passed unanimously.**

Landscaping – Reported above in Landscape Committee and Irrigation System Replacement.

Dog Waste, use of new receptacles and bags – The dog waste stations are being used. Melinda Ford purchased more bags and will provide Priya Okun and Shirley McGhee with extra bags and the key to replace the bags. Melinda Ford will replace the bags when they are empty.

Front yard light fixture – Melinda Ford has reported that she has found the fixture but it was in black – the Board requested that Melinda purchase the fixture and replace the one at 488 Laos.

Listserv Moderator – Cassa Palmer is working with Mike Katz.

NEW BUSINESS

Nominations – At this time we are looking at two open positions. If anyone know who would like to volunteer to be on the Board to contact Carol Baumgarten.

Potholes – Board reported on some potholes throughout the Community. Melinda Ford will check on the potholes on her next site visit and will report to the City of Tucson.

Crime – It was reported that there has been some crime in the Community. It has happened in the last week. Mike Katz stated he has invited TPD to the annual meeting.

HOMEOWNER INPUT

- Homeowner reported on the current crime in the Community.

FUTURE MEETING SCHEDULE

Annual Meeting:

- February 20, 2017 – Sign in 5:30 pm – Meeting start at 6:00 pm
Location: St. Andrews Episcopal Church

Board Meetings:

- March 20, 2017 – 5:30 PM- St. Andrew Episcopal Church
- May 15, 2017 – 5:30 PM – St. Andrews Episcopal Church
- July 17, 2017 – 5:30 PM – St. Andrews Episcopal Church
- September 18, 2017 – 5:30 PM – St. Andrews Episcopal Church

ADJOURNMENT: The meeting adjourned at 6:53 PM.

SUMMARY

MOTIONS: MINUTES

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ACTION ITEMS:

Check with Clay on the two water bills that have a zero usage.

Get answers from financial on the pre-paid.

Look at the invoice for Juan Barba for the tree at Ott/3rd Avenue. Send the amount to Matt.
Melinda order light fixture.

Email Board the cost for the Vicci Fox tree issues and slab.

Check on the Political signs in window and also the “Stand with Rosa” signs

Contact Cheryl Diamond to remove the sand bags

Check with Clay on his scheduling of rocks to 501, 504 and 493 Laos. Make sure it happens when he states to make sure the homeowners are aware of the scheduling. Kathy Heyl stated that they owe them about 5% of rock.

Clay will prune in February – get the dates and let the homeowners know.

Log the potholes on my next site visit and forward to the City of Tucson.

Check on who the signature is on the account – Matthew is stepping down in March.