

**Armory Park Del Sol (APdS) Homeowners Association  
Board of Directors Meeting Minutes  
Monday, January 21, 2019, 5:30 p.m.  
St. Andrews Episcopal Church – 545 S. 5th Avenue, Tucson, AZ 85701**

**Call to Order and Introductions:**

Board President Mike Katz called the meeting to order at 5:30 p.m. No guest speakers present.

**Present:**

Mike Katz- President

John Heyl-Treasurer

Greg Bedinger -Secretary

Shirley McGee-Director

**Absent:** Priya Okun-Vice President

**Management & Minute Taker:** Melinda Ford – Cadden Community Management

**Previous Board meeting minutes:**

Minutes from September 19 and November 19, 2018 were reviewed and approved by motion of the board. Minutes are posted on the APdS website as **approved**.

John Heyl suggested that we identify by name in our minutes any homeowners who offer comments during calls for discussion. Further suggested that we announce our intent to do so at the beginning of board meetings.

**President's Report:** No report.

**Treasurer's Report:**

1. John Heyl reported financial highlights for November and December 2018 and stated the end of year budget is in good shape.
2. Quarterly dues delinquencies have affected our budget for the last two years, totaling \$2,445.00. Discussion followed about solutions.
3. Delinquent dues payments have remained high, mainly focused on the property at 437 S 3<sup>rd</sup> Avenue. Heyl asked the Board to discuss how to deal with the kind of issue raised by the recent auction of 437 S. 3<sup>rd</sup> Ave. with apparently no APdS recovery of approximately \$5000 of accumulated fines and fees. Discussion followed.
4. Shirley McGhee requested that we check with the HOA attorney to find out why we did not receive payment for liens assessed by APdS at the time the property at 437 S 3<sup>rd</sup> Avenue sold, suggesting that buyers were required to clear any liens attached to the property, even in foreclosure. Management to research with the attorney.
5. Replacement irrigation project in Zone 7 will continue later in January and should be completed within 4 weeks. Plans call to complete Zones 5 and 9 in 2019 using funds from current dues as they accumulate.
6. Arborist is completing invoicing for tree trimming.

**Questions:**

1. Mike Katz asked about the \$200 meeting expense to St. Andrews, which reflects the current charge of \$25.00 a meeting.

2. The water bill for Anatole irrigation was excessive, totaling \$620.00 for one month. Mike Katz spoke with Clay of McColley Smith who concurred it was too much water. Management instructed to contact City of Tucson water and see if there is something wrong with the meter. The HOA can apply for a credit twice a year on large water bills as long as the next month shows a lower amount and any leaks were repaired.

Board reviewed and accepted Treasurer's Report.

### **Manager's Report:**

Manager read report to the Board and homeowners in attendance. Management is working with the city on pothole repairs as well as a larger repair to Downtown St.

### **Architectural Review Committee:**

Matt Fischler sent his report to Mike Katz for review. A quiet month with just one homeowner request to paint and one for a security gate at the front porch entrance.

### **Homeowner Input:**

1. John Heyl reported that a few homeowners have had their furniture stolen off their front porch and yard. Helen Landerman stated that she has all of furniture drilled in.
2. Helen also reported that another homeowner observed someone sleeping on a front porch, and that homeowner was uncertain of how to respond. John suggested that we make sure homeowners know to report all crimes by calling 911 and identifying the call as "Non-Emergency" so that it is passed on to dispatch and recorded for crime incidence tracking purposes.

### **CC & R's Compliance Committee:**

1. John Heyl reported that all homeowners have responded to non-compliance emails and letters sent from management.
2. John further reported that he has stepped down as chair of the committee. Tom Skinner volunteered to walk the community monthly with management. Volunteers will be asked to chair the committee during the annual meeting.

### **Clean and Safe Committee:** No report.

1. Helen Landerman passed on a suggestion from homeowner Marilee Mansfield that the HOA install mirrors at corners that have blind spots. The Board requested management to explore the option for mirrors and check with the City if they are allowed.
2. Susan Tomlinson reported that there are overgrown shrubs that need to be trimmed back between 14<sup>th</sup> Street and 15<sup>th</sup> Street at their intersections with Ott Street. Addresses will be provided to management for homeowner follow up.
3. Susan asked about lowering speed limits on Ott Street, discussion followed, management was asked to review options.
4. Susan further reported that contractor trucks have been parking in front of the mailboxes and along no parking areas, blocking access. Shirley McGhee suggested a call to Park Tucson at (520) 791-5071 for help in enforcing.
5. Mike Katz reported that the spike in crime started a month ago has come down.

### **Landscaping Committee:**

1. Shirley McGhee reported that arborist Juan Barba should be finished removing problem trees, and he is working on estimates for 2019.
2. Management asked to check on the water being used at 459 Downtown to confirm whether it is HOA or owner provided for certain plants.
3. Tom Skinner asked when the lantanas will be pruned, and Shirley reported plans for pruning to begin by the end of February.

**Hospitality Committee:** Nothing to report.

**Nominations Committee:** Carole Baumgarten has been working with management on the slate for the Board of Directors. The candidates will need to submit their bios to management by January 28<sup>th</sup> in order for them to be mailed out with the annual meeting packet for the Annual Meeting election on February 18, 2019.

### **Old Business:**

Front yard drainage systems: reportedly everything is working fine.

### **New Business:**

1. McColley Smith Landscape Contract – Mike Katz reported that he spoke with the contractor and they agreed to increase his contract by 8%. The new rate is \$2,700.00 per month. Shirley McGhee asked management to contact Clay and make sure they are not working in homeowners' backyards during routine HOA maintenance days. She also asked that management remind homeowners that when landscaping crews are doing HOA maintenance work they are not supposed to be working in side or back yards for homeowners; any work in side or back yards needs to be contracted separately by homeowners.
2. **Motion:** John Heyl moved to approve the 8% increase, seconded, discussed, motion carried.

### **Homeowner Input:**

1. Susan Tomlinson stated that she will be submitting a new request to the board regarding front yard drainage problems on her property.
2. Helen Landerman stated she is very grateful and thanked the Board.

### **Adjournment:**

The meeting was adjourned at 6:45 pm.

**Next Meeting:** Annual meeting - February 18, 2019 at St. Andrews Episcopal Church, 545 S. 5th Avenue.