

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, January 22, 2018 @ 5:30 P.M.
St. Andrews Episcopal Church – 545 S. 5th Avenue**

Call to Order and Introductions

Board President, Mike Katz at 5:31 p.m., called the meeting to order.

Present: Mike Katz- President
Priya Okun – Vice President
John Heyl – Treasurer
Greg Bedinger, Secretary
Shirley McGhee - Director

Absent: None

Management: Melinda Ford, Cadden Management

Directors' Comments

No changes to the agenda.

Approval of minutes – November 20, 2017

MOTION : Shirley McGhee move to approve the November 20, 2017 meeting minutes. The motion was seconded – all in favor motion carried.

Treasurer's Report

John Heyl distributed the treasurer's report.

1. **Operating account revenue and expenses** remain in a narrow range, both above budget assumptions at the end of the fiscal year. The 2017 APdS budget year ends with a deficit of \$3,672. This occurred mainly because two over-budget expenses (walkway repairs, Ashley Park landscaping) toward the end of the year. As noted earlier, the deficit corresponds roughly to overdue quarterly dues (\$4,268).
2. **Quarterly dues delinquencies** declined overall (to \$4,268), with about 85% related to a single property on 3rd Ave. (\$3,611 owed). Multiple e-mail reminders to homeowners should become a routine part of the billing process as APdS eliminates coupon books.
3. **Monitoring Reserve Special Projects Account:** The current estimate of the total cost of the irrigation replacement project is \$75,000; based on payments already made and revised estimates of the remaining work, APdS will owe approx. \$42,000 for the remainder of the project. Phases 1 and 2 (Zone 1 - 16th St. and south end of 3rd Ave.; Zones 2, 3 and 4) are complete. In order to combine the continuing irrigation replacement with Historic St/Downtown St. front yard regrading/drainage control - ideally prior to monsoon 2018 - it is proposed that APdS proceed with Phase 3 (Zone 8 –

Historic St. and Downtown St. front yards) no later than April 2018. Phase 3's revised cost should be approx. \$10,850, including charges for 35 tons of decomposed granite (dg), pipe sleeves, plumber costs, etc. The irrigation replacement account (Landscaping Major Projects) will have approx. \$11,000 on hand as of April 1, 2018. Work on Zones 5-7 and 9 would continue in late 2018 and 2019.

4. **Ongoing issues:** (1) Tree pruning and tree removal/replacement will be an increasing cost in coming years; 2018 budget proposes \$7,857 for this purpose. (2) Replacement of aging and/or unsteady front yard poles and light fixtures will continue. Recovering two front yard lamp fixtures will reduce 2018 outlays in this budget line (\$1,200). (3) The outcome of any APdS HOA financial responsibility for drainage issues (Historic St./Downtown St. front yards) will need monitoring.

Mike Katz wanted to know what the non-contract landscape item is on the November financials. The non-contract landscape item was plant replacement. The Board would like to have copies of all water bills.

Manager's report

Take

Ms. Ford submitted manager's report for Board review. Melinda read the report to the Board and homeowners in attendance.

Architectural

Matthew Fischler submitted report to Mike Katz. Board reviewed.

Foreclosure – what would it be to foreclose on 437 3rd Avenue – it is vacant. Management to contact the company maintaining the property to fix the security door – it needs to be fixed.

Board would like to know the cost to pursue foreclosure on the home at 437 3rd Avenue. Are there any unforeseen circumstance and what is the downside? What is the cost to pursue foreclosure? Is there a mortgage on this lot? Management to contact attorney for cost.

CC&R Compliance Committee – John Heyl

John reported that committee member accompanied the Manager on monthly walk through in APdS. Just a few homeowners that need to paint.

Clean and Safe – Carolyn Baumgarten – nothing to report.

Landscaping Committee – McGhee- I asked Greg Gorman to review our landscape design. As soon as it does, she will send out to the committee.

Annual Meeting – Mike Katz asked for someone at the police department to show up at the annual meeting.

Nominating Committee Chair – Mike, Shirley, Greg, John and Priya will run for the Board no other homeowners volunteered. Priya Okun requested \$50.00 for the snacks at the Annual Meeting.

Hospitality Committee - Priya Okun – nothing to report.

Old Business:

Front yard Drainage – Greg Bedinger submitted a report. Watershed Management Group – provided report and bid. Board reviewed the report.

Greg suggests take advantage of going to Watershed Management locations and see some of their demonstrations. See where it does work. After discussion the Board will take a trip together. Mike would like the company to meet onsite to discuss the plans.

CBI – John Heyl – the development to known as a pain treatment facility. There has been some incidents of unwanted approaches to homeowner’s front doors. John suggest that we approach CBI and recommend a procedure should we encounter one of their clients. Maybe take a tour. Mike Katz stated he has contacted APA, and did not receive a call back he will contact him again. Mike will reach out to CBI if he cannot get a call from APA.

Homeowner input: None

Next Meeting is February 19, 2018 Annual Meeting. - Organizational meeting to follow annual meeting.

Adjournment

Meeting adjourned at 7:33 pm.

Submitted by: Melinda Ford