

Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, July 15, 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 5:32 p.m.

Present:

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

Absent: None

Management & Minute Taker: Melinda Ford – Cadden Community Management

Minutes of May 13, 2019:

The Board reviewed the May 13, 2019 minutes and after discussion: Priya Okun moved to approve with corrections – the motion was seconded - all in favor - motion carried.

President’s Report: None

Treasurer’s Report:

John Heyl reported on the financials for May and June 2019 and distributed his report.

APdS HOA Treasurer’s Report – July 15, 2019

1. May-June 2019 Operating Account Revenue and Expenses remain consistent with past fiscal year data (April-June) with dues assessments due July 1. The exception is the reduction of the special projects account. The irrigation replacement project will be completed by the end of the calendar year as resources become available.
2. Quarterly dues delinquencies have remained high (at \$7,329, with 93% due to three properties.

3. **Monitoring Reserve Special Projects Account:** As of the previous report, Zones 5 (Codd St.-Laos St. walkway) and 9 (Downtown-Anatole walkway) of the irrigation replacement project remain. The Zone 5 project is nearing completion with final payment due July 31. Zone 9 work will begin in November-December with completion in January 2020. The schedule of work on the final zone of the project will be determined by the available funding in the Special Projects account. As of June 30, the General Reserve account stood at \$11,328; the Special Project account stood at \$171 – the latter account has been mostly cleared pending new revenue with the July homeowner dues payments and the final payment for Zone 5 work. **Rebuilding the General Reserve account will become a priority at the conclusion of the irrigation replacement project in January 2020.**
4. Heyl raised a concern over the pruning and removal/replacement costs of tree maintenance in coming years and recommended that the Board work toward a long-term plan for tree management in APdS.

Manager's Report: Manager read report to the Board and homeowners in attendance.

Architectural Review Committee:
Matthew Fischler reported by email to President.

Committee Reports:

CC & R's Compliance Committee:
Tom Skinner reported finding ground squirrels making very deep holes throughout the detention basin. After discussion, Board asked Management to contact Clay with McColley Smith and discuss ways to make it more stable, including the possibility of placing additional rocks around holes, drains, etc. Management will research other means for removal of the ground squirrels.

Management to send work order to McColley Smith to remove the vine weed around affected shrubs in the areas where the HOA is responsible for landscape maintenance.

Clean and Safe Committee: Carol Baumgarten and the Committee have been reporting lights out weekly. Greg Bedinger suggested that we send out a general email about light sensors being covered, which can result in lights on both the garage and front yard poles being on during daylight hours.

CC&R's Review Update: Greg Bedinger asked about limitations to modifying CC&R's so as not to trigger a reset of the CC & R date, which would eliminate any portion that is grandfathered at this time. For instance, regarding parking, can we provide rules and/or explanations to the HOA about what may trigger an enforcement action? Where do we have leeway in enforcement? Has the state legislature restricted us completely with regard to modifying our interpretations through rules and explanations? Follow up during the CC&R review process, to begin later this summer.

Landscaping Committee: Shirley McGhee reported that Tom Skinner and Management walked the area of Zone 5 and areas of expressed concern about DG (gravel). Management presented the bid from McColley Smith for \$3,150.00. The Board agreed that the bill was too high and asked Management to confirm the bid and what it covers.

Mike Katz asked John Heyl if the recent rains had resulted in any flooding issues on Downtown/Historic where the restoration work had been done last year. John reported that once we get real monsoon rains we'll have a better idea of how it's working, though so far it seems to be working as planned.

Greg Bedinger asked about the plant replacement on the same project, wanting to make sure they are getting the plants needed for the drainage to work correctly, noting that some of the original plants have died. Further discussion and decided to reassess in the fall.

Water line work at 3rd and 16th is not completed, Management to contact McColley Smith who uses Expert Plumbing and find out what

the cost would be to run a water line compared to Juan Barba using chemicals to prevent further intrusion of tree roots.

Potholes – all have been repaired except for the concrete sections running in the middle of Ott and Downtown streets. The City has stated that it will probably not be repaired until 2020 due to the size/cost of the repairs.

Hospitality Committee:

Nothing to report.

Old Business:

Irrigation system replacement – reported above Zone 5 will be completed by the end of the week. Management to check on bid provided for the DG.

New Business:

DeShurley Gift: The money gifted from Darryl has already been given to the HOA. Discussion around a special project as per his wishes, board decided to wait until there is a specific need.

John Heyl reported that some homeowners have asked that we use the money for solar or other types of lighting at the mailboxes, as they feel there is presently insufficient lighting. Mike Katz asked Board members to assess as possible during dark hours and report back on their observations.

Priya talked about a mural on the entry walls to APdS, coming from 3rd Avenue into Ott at 13th Street. Discussion around possible options for both painting the walls and creating a mural on a portion of them. Management will do further research on costs and on possible artists for a mural project.

Mike Katz suggested it may be time for the HOA to consider options for hiring another arborist in light of the possible retirement of our current arborist. Additionally, John Heyl suggested we should be developing a longer-term plan for maintaining and replacing trees as needed, as our costs for maintenance are rising each year as trees become more mature/larger. Shirley McGhee stated we have not

been aggressive on the removal of trees generally and reminded the board that the trees provide shade and contribute to making the community what it is. She also reminded us that when we decide we are going to remove a tree we need to make sure we plant another tree.

After further discussion, it was decided to begin the planning process by inviting the arborist, Juan Barba, to address the Board at the September meeting, and offer his opinions in general plus help the board assess needs and prioritize them on a longer-term basis. We will likely ask Juan to conduct one or more walk-throughs of the community with the Board and interested members to assist in the planning process. It was also discussed that we may want to consider getting a second opinion on our trees from another arborist.

Cadden Website Training is on July 26th, and anyone who is interested is invited to attend to learn more about how the HOA might utilize the Cadden website tools for our own needs.

Senate Bill 1531 – starting January 2020 all homeowners must receive a quarterly notice even if they have a zero balance.

Meeting dates – St. Andrews is no longer available for Monday meetings, though Wednesday's are available. Management will check with the church to see if they have the 1st Thursday of every other month available, a preferred date for the board members. If not the 2nd Wednesday of the month will be considered as an option.

Homeowner Input:

Tom Skinner reported that McColley Smith crew did a great job off of 2nd and Anatole.

Management Action Items:

Adjournment:

The meeting was adjourned at 7:10 pm

Next Meeting: September 5th if available at St. Andrews Episcopal Church, 545 S. 5th Avenue.