

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, July 16, 2018, 5:30-7:00 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.

Present:

Mike Katz- President

Priya Okun – Vice President

John Heyl – Treasurer

Shirley McGee – Director

Absent: Greg Bedinger, Secretary

Management: Melinda Ford – Cadden Community Management

Minute taker: Melinda Ford – Cadden Community Management

Approval of minutes for June 4, 2018:

The Board will review the June 4, 2018, minutes and decided to review and approve the minutes at the September 17, 2018, meeting. **Approval of minutes was Tabled.**

President's Report: No report.

Treasurer's Report:

Heyl reported on the financials for June 2018. See attached treasurer's report. In light of a current invoice from Juan Barba, Heyl asked that all future work from Juan Barba be based on a cost estimate/bid before any work is begun. Ford will speak with Barba on bids and invoicing. Before the next tree trimming, bids will be reviewed with Juan Barba and Smith McColley and in light of the 2018 budget line for tree maintenance.

Manager's Report: No report.

Architectural Review Committee:

See committee report from Matt Fischler. No discussion.

CC&R Compliance Committee:

Heyl reported that all homeowners have responded to non-compliance emails and letters sent from Ford.

Clean and Safe Committee: No report.

Landscaping Committee:

McGhee reported that the recent tree project has been completed. Tom Skinner reported that many homes appear to be not getting enough water in their front yards. Skinner stated that there were a few leaks last month and that a few branches from Palo Verde trees had fallen. Juan Barba and McColley Smith have taken care of the tree issues.

Susan Klement reported that there seems to be a lot of tree debris on the sidewalks. Ford will contact landscaping company to check all walkways each week for tree debris.

Hospitality Committee: No report.

OLD BUSINESS

Landscaping:

Flooding/drainage remediation project: Heyl reported that WMG has started the project in Zone 8. It has been delayed by a few weeks. The irrigation replacement project will follow the WMG project in the zone.

Landscape Improvement Request:

440 E. Laos – The Landscape Committee reviewed the landscape improvement application; after the committee reviewed, they requested that it be referred to the Board for its review. The Board reviewed and discussed the front yard irrigation installation proposal for 440 Laos.

Board action: Heyl moved to approve the installation of a front yard irrigation system at 440 Laos by the vendor McColley Smith in accordance with the HOA standards for irrigation replacement. Condition: When Zone 7 irrigation is replaced, the irrigation at 440 E. Laos will be switched onto the main HOA line. There will be no redundant or separate irrigation system. McGhee seconded the motion. Motion carried 4-0.

New Business

1. Letter from homeowner at 458 Downtown raising question of HOA authority to require repair of gates.

Board action: Ford will review the contents of the letter and share draft with Board members prior to responding to homeowner.

2. Wall has been raised between 425 & 437 S. 3rd Avenue as approved in June Board minutes.

Homeowner Input:

Helen Landerman reported that someone has rung her front doorbell at 3:00 am. Board discussion followed on security measures in APdS.
Send landscape improvement request to McColley Smith regarding trimming of bougainvilleas for greater security.

Manager's Action Items:

Forward EEC Basin Inspection report to Board.
Contact Juan Barba (arborist) for invoice.
Order two (2) light fixtures for over the garages.
Share draft of reply to 458 E. Downtown (see New Business 1. above) .
Send landscape approval letter to 440 E. Laos.
Contact business behind APdS on Toole Ave. concerning the trash

Adjournment:

The meeting was adjourned at 7:00 pm.

Next Meeting: September 17, 2018, 5:30 p.m., at St. Andrews Episcopal Church, 545 S. 5th Avenue.