

**Armory Park Del Sol (APdS) Homeowners Association  
Board of Directors Meeting Minutes  
Monday, July 17, 2017 @ 5:30 P.M.  
St. Andrews Episcopal Church – 545 S. 5<sup>th</sup> Avenue**

**Call to Order and Introductions**

Board President, Mike Katz at 5:30 p.m., called the meeting to order.

**Present:** Mike Katz- President  
Priya Okun – Vice President  
John Heyl – Treasurer  
Shirley McGhee - Director

**Absent:** Greg Bedinger - Secretary

**Management:** Melinda Ford, Cadden Management

**Directors' Comments**

No changes to the agenda.

**Approval of minutes – June 5, 2017**

**MOTION :** Shirley McGhee moved to approve the June 5, 2017 meeting minutes. The motion was seconded – all in favor motion carried.

Previous motion. John Heyl moved that no lights to be added to the shrubs, trees that are in common area and are maintained by the Association, unless otherwise allowed by the Design Guidelines 9.1.11 and 9.1.12 which allows Holiday and singular light event.

John Heyl moved to table to have the Architectural Committee on the lights.

**Treasurer's Report**

Board reviewed the financial graph that was sent out for review from John Heyl. Mr. Heyl stated he would like to consider possibly doing the irrigation zone #1 in the fall. Need to consider the aging of the light posts. Priya Okun stated that Carolyn and herself walked the property and there is one additional light post and two that will not need to be replaced for another year. John stated that we need to consider the tree pruning, replacement and removal of the Palo Verdes.

**Manager's Report**

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

**Architectural**

Matthew Fischler submitted the report to the Board for their review.

### **CC&R Compliance Committee – John Heyl**

John reported that committee member accompanied the Manager on monthly walk through in APdS. Various violations have been noted and communicated to homeowners.

Management reported on 437 S. 3<sup>rd</sup> Avenue. At this time, we have not heard back from the company that is monitoring the property. Management sent the HOA's landscape company to clean up the property. The bill will be paid by the HOA and then will be applied to 437 S. 3<sup>rd</sup> Avenue account. At this time, the account has been billed for each day that the home is in non-compliance.

Homeowner has stated that they would like to have contact information for landscaper other APdS homeowners have used. Homeowner has requested more time to take care of their repairs. Management to send letter to homeowner that they have 60 days to paint their home.

**Clean and Safe** – Carolyn Baumgarten and Priya Okun walked the property to check which light post needs to be repaired and provided list to Management.

### **Landscaping Committee – McGhee**

Juan Barba the HOA's arborist has finished trimming all the trees. Juan will be looking at the Palo Verdes on 14<sup>th</sup> Street. There are some planting that needs to be done, it will not be done until the fall.

Tom Skinner stated that there were irrigation leaks reported on 3<sup>rd</sup> Avenue. Ms. Ford to check with McColley Smith on why there are leaks where the irrigation was just replaced and make sure we are not charged for the repairs. In addition, there are locations on 3<sup>rd</sup> Avenue where the landscapers dug holes, left it there for weeks, and did not supply the DG. Management to follow up on the progress.

Front yard light fixture – Management reported that the new light fixture is on back order and will not be available until the end of August. John Heyl will also look for additional light fixtures.

### **Compost – John Heyl**

John reported that he spoke with Clay of McColley Smith concerning the compost and after discussion, the Board agreed that at this time that we should not get involved with Clay with the compost. John will do some further research and report to the Board. This is something that can wait until the fall.

### **New Business**

Drainage Issues: John Heyl reported on the flooding of his property and his neighbors. After some discussion, Management will have ECC check these properties and report on how to remedy the flooding. ECC will also inspect the basin and all the drains as they were inspected last year. We will use ECC each year and have it scheduled before the monsoons.

Revision of documents:

CC&R's highlights – the CC&R's Committee will review and make sure that there is only one document for the current homeowners and the new homeowners.

**Call to Audience**

Susan Klement stated she would like to give a tribute to Tom Skinner for the ant nest. Thanks again Tom!

**Date for Next Board Meeting**

The next scheduled Board meeting is September 18, 2017 – 5:30 PM at the St. Andrew's Episcopal Church

**Adjournment**

Meeting adjourned at 7:05 pm.

Submitted by:

Melinda Ford