

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, June 4, 2018, 5:30-7:10 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

Greg Bedinger, Secretary

Shirley McGee - Director

Management: Mary Jo Finn – Cadden Community Management (for Melinda Ford)

Minute taker: Mary Jo Finn – Cadden Community Management

Approval of minutes for March 19, 2018 Board meeting:

It was moved to approve, motion seconded. Motion carried 5-0.

President's Report: No report.

Treasurer's Report:

Heyl stated that the Property at 437 3rd Ave. has accumulated substantial arrears with the HOA, mainly dues and fines.

Water bills are down from previous period.

Manager's report:

Ford submitted Manager's report for Board review.

Light Post Bid: Three bid requests out, so far only one bid received.

Light fixtures purchase still pending, still trying to find a match for original styles.

Architectural Review Committee:

1. 440 E. Laos – Front walkway issue. Attorney advised it is a low liability for the HOA. The Board referred the matter back to ARC to review.
2. 505 E. Downtown – Painted front walkway is deteriorating, Board asks Ford to start the violation process, request homeowner to submit a remediation plan to ARC for review.

CC&R Compliance Committee:

Heyl asked Ford to check with the HOA Attorney on the cost of a forced foreclosure for 437 S. 3rd Avenue. Heyl accompanied Ford on monthly walk through in APdS. The violations found were typical, mostly weeds and painting issues.

Clean and Safe Committee:

Baumgarten requested that Ford communicate to the property owners at 350 S. Toole that there is a lot of trash and other unsightly items in the yard bordering on APdS.

Landscaping Committee:

McGee stated that she and Clay performed a walk around in APdS to assess tree removal needs. They also assessed the gravel needs in various APdS zones in light of the ongoing irrigation replacement project.

Board consensus that Ford obtain a written proposal/cost estimate from Juan Barba prior to any future work.

Old Business:

Bedinger stated that the WMG flooding/drainage remediation project is going very slowly due to WMG staff changes. APdS needs to get an estimate on installation of four trench drains (concrete cutting, drain cover, etc.). Board requests that Ford contact ZonaCrete for an estimate on the four trench drains.

Front yard drainage – No report.

Annual Drainage System:

The inspection to take place this week.

Revisions of Documents:

1. Design guidelines: Board approved the 2018 revisions to add metal gates and security screen door to the pre-approved list of homeowner improvements.
2. Landscape Design guidelines: Tabled at this time.

Front Yard Lighting:

Katz stated the Ford is still in the process of getting bids on painting and sourcing the fixtures.

New Business:

1. Wall between 425 and 413 S. 3rd Avenue: Jan Bedinger stated that the attorney's opinion was that the HOA (governed by John Wesley Miller at the time) should build the wall.
2. Wall between 425 and 437 S. 3rd Ave.: In light of the inability to communicate with the vacant property at 437 S. 3rd Ave., J. Bedinger requests the Board stipulate a waiver of the CC&R's to make it possible to raise the wall at 425 S. 3rd Ave. to 6 ft.

Heyl moved that the Board stipulate a waiver to the CC&R's to approve the raising of the party wall at 425 S. 3rd Ave. to 6 ft.

Motion was seconded. Motion carried 5-0.

Homeowner Input:

1. Comments from the homeowners about the quality and performance of the landscaper.
2. Homeowners discussed the incident that required a response from the Bomb Squad, thanked Katz for his help in the matter.

Management Action List:

Replace garage light fixture at 16th Avenue.

Obtain bids for front yard light posts – check on paint colors – check with vendors.

Adjournment:

The Meeting was adjourned at 7:10 PM.

Submitted by: Mary Jo Finn (for Melinda Ford).

Next Meeting is July 16th, 2018, 5:30 p.m., at St. Andrews Episcopal Church – 545 S. 5th Avenue.