

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

**Call to Order and Introductions**

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

**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 – March 20, 2017**

**MOTION :** Shirley McGhee motioned to accept the March 20, 2017 minutes as presented – the motion was seconded all in favor. Motion carried unanimously.

**Reports**

**President's Report**

Nothing to report.

**Treasurer's/Finance Committee Report** – John Heyl

John Heyl reported on the financials. Monitoring the reserve account with the irrigation replacement we are moving ahead as planned, not surprising that we have unforeseen cost factors that have yet to be worked into what has been done. The four zones have been completed and nothing will be done this summer. We have requested to have an update on the next phases from Smith McColley Landscape so the 2018 budget can be more accurate. John Heyl reported that the financial summary operating balance showed the same amount each month since 2017 – he reported it to Cadden and the error was corrected.

Mike Katz had a question on the monthly contract which is budgeted at \$2,250 per month but for April it was for \$2,812.50. Ms. Ford stated that is the amount when there is a five (5) week month. After discussion it was decided that in 2018 that the budget is set so that the maintenance agreement is in budget for the extra 5<sup>th</sup> week.

**MOTION:** Shirley McGhee motioned to approve the financials as submitted – the motion was seconded – all in favor – motion carried unanimously.

### **Architectural**

Matthew Fischler reported that the six (6) requests since the March meeting all have been approved. However, someone is painting their home close to the original color but has not submitted an architectural request to paint. Ms. Ford will verify address and send appropriate information.

### **Manager's Report**

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

### **Architectural Review Committee - Matt Fischler**

Provided architectural spreadsheet and filed at management office.

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

John reported that they will continue to walk the community with Ms. Ford – at this time most of the homeowners are in compliance.

**437 S. 3<sup>rd</sup> Avenue** – The Board discussed 437 S. 3<sup>rd</sup> Avenue, after discussion the Board agreed this has been going on too long. Shirley McGhee motioned to start levying the property for non-compliance, painting of the garage door, wrought iron needs to be painted and the landscape in the back yard needs to be cleaned up. Greg Bedinger seconded the motion – no further discussion. John Heyl motioned that after the one week proposal from Five Brothers to clean up the property if no action is taken to clean up the property – 437 S. 3<sup>rd</sup> Avenue will be fined daily after June 12<sup>th</sup> \$25 per day for the violations. The motion was seconded all in favor – motion carried.

John Heyl motioned for an additional motion that if Five Brothers does not take care of the landscape the Association will hire the Associations' landscaper to clean up the property and bill the homeowner - motion was seconded – no discussion – all in favor motion carried.

Susan Klement – reported that she is still working on the directory just waiting on a few homeowners to provide their information.

### **Landscaping Committee – McGhee**

At this time not happy with the work of the landscapers they are constantly coming up with excuses. They have left debris, not pruning, leaving weeds. After discussion, the committee and Management will meet with McColley Smith Landscape within the next week to discuss their services.

### **Hospitality Committee – Priya Okun**

Scheduled a fall potluck for October 21, 2017 and continuing to welcome new neighbors

### **Old Business**

1. Landscaping – John Heyl has requested the revised/updated numbers for the irrigation project for the zones that are scheduled for 2018 and on. Received a few complaints that the landscapers are blowing debris and not picking up and that Juan did not clean up after some tree trimming.
2. Front yard light fixture – Melinda Ford  
The Board reviewed bids on lights from Sun lighting. After review, John Heyl motioned to approve Item #520861 for a total of \$175.90 – the motion was seconded – all in favor – motion carried.
3. Compost – John Heyl spoke with Clay and he is interested in working with the Association if there is sufficient interest. John Heyl will continue to work with Clay and bring all updates to the Board.
- 4.

### **New Business**

1. Legislature update (Heyl)  
John reported on the updates after John Heyl and Greg Bedinger attended the Carpenter Hazlewood Legal seminar.
2. Lights on common area trees - After discussion on the lights that have been put on by homeowners the following motion was made:  
John Heyl motioned that no lights to be added to the shrubs, trees that are in common area and are maintained by the Association. The motion was seconded – all in favor – motion carried. Note: add the reason on the rule when updating.
3. Street Cleaning – Mike Katz stated that the streets need some clean up and requested Management to get bids. Management will contact the City of Tucson first and if they no longer clean, the streets then get bids for the July meeting.

### **Call to Audience**

No audience input addressed in the above subjects.

### **Date for Next Board Meeting**

The next scheduled Board meeting is July 17, 2017 and September 18, 2017 – 5:30 PM at the St. Andrew’s Episcopal Church

### **Adjournment**

Meeting adjourned at 7:00 pm.

Submitted by:  
Melinda Ford  
Adjournment