

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, March 28, 2016 @ 5:30 P.M.
St. Andrews Church - 545 S. 5th 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
Matt Fischler – Treasurer
Shirley McGhee - Director
Jerry Kreuzscher - Director

Absent: All Board members present.

Management: None

Approval of Minutes from Last Meeting

A motion was made by Shirley and seconded by Priya to approve the January 25, 2016 Board meeting minutes as presented. Motion carried unanimously.

President's Comments

The HOA continues self-managed. We want to give particular recognition to the extra efforts of Matt and Shirley during this period.

The management RFP was sent to 11 companies. Three response were received. References for those three have been checked. Interviews start soon. Hope to have management contracted by May 1st.

Community Wall Project Cheryl Leidich

- Current plan is for a base-coat (Dunn & Edwards DE 6247 “Garden Peddle”) for the wall from near Ott & 13th up to where wire fence about in line with Laos Ave. Signed permission from wall owner is in hand and will be given to Board.
- Estimated cost of \$3000, material & labor, from Sebastian Painting. No HOA funds will be used; looking for donation.
- Longer term plan for “Southwest-themed” mural. Design sketched shown. Participation of local high school art teachers and students and Pima County Arts Council solicited. This is subject to further discussion among HOA members.

A motion was made by Shirley and seconded by Priya to approve the plan for the base-coat when funds are available. Motion carried unanimously.

Reports

President's Report – Mike Katz

Mike Katz conducted the meeting. There was no formal President's report.

Treasurer's/Finance Committee Report - Matt Fischler

With the discontinuance of services by First Service Residential (FSR) as of 29 February, we are currently operating without a management company. Both bank accounts (Operating and Reserve) are fully under our control, with signature authority confined to Mike Katz, Matt Fischler, and Shirley McGhee. In order to guarantee control, Alliance is monitoring all activity in our accounts to verify that only the three named board members have issued payments. Since March 1, the only activities have been the following: January and February payments to our Landscaper, the March 15 payment of Arizona State Taxes, and the automatic payments of Water and Electricity. One further invoice from Greg Corman is scheduled to be payed in the next few days. Homeowner payments for the second quarter are to be directed straight to our bank (Alliance) and NOT to FSR. Our current balance in the operating account is well in excess of current payments. I expect that we will be operating in this mode until we have a new management company under contract, at which time we will need to do a complete review of this years budget, given the changes in costs of both landscaping and management since the budget was drawn up last October.

Manager's Report

No manager —> no report

Architectural Review Committee - Matt Fischler

Nothing to report

CC&R Compliance Committee – Tom Skinner

475 E. 16th Street overgrown foliage is resolved.

An inspection found numerous problems. A general notice was emailed, but notice of violations to specific homeowners is deferred.

Clean and Safe Committee – Carol Baumgarten

A problem with pets and, perhaps, children kicking gravel onto sidewalks was reported. People should pick up after their charges.

Mike will contact electrical contractor to replace rusted-out poles of a couple front yard lights.

Landscaping Committee – Shirley McGhee

McColley-Smith Landscape has executed a stunning clean-up of front yards and common areas. The redesigns and installations are underway on 5 front yards, 3-23 and 3-24. Minimal rip rap and DG to be delivered Monday 3-28. Plants and trees are staged to go in 3-28 - to completion. All invoices from McColley-Smith have been paid to date,(this included Jan and Feb maintenance and pre and post emergent's, plus 50% of materials and supplies for redesigns/replacements).

We still need a watering schedule for each zone. We have received great feedback on the new landscape team.

Shirley will be out of the country April 14 thru May 12 Tom Skinner-co chair will be the contact for landscape in her absence.

Ashley Park Ad Hoc Committee – Jane Stroup

Nothing new to report.

Hospitality Committee - Priya Okun

A neighborhood potluck in Ashley Park on April 10 at 4:30pm.

Old Business

1. Landscaping Issues

McColley Smith Landscaping added crew to cover extra work at no additional expense to our HOA. Some homeowners have hired them for other work. They may become over-committed.

They have been paid to cover the period of management company oversight.

Tom and Jane will cover landscaping while Shirley is away.

2. Insurance

Management company paid both new and former insurance companies. Matt will contact Farmers to recover what we can of the mistaken payment.

New Business

A. Management Service

Covered in Directors comments above.

Call to Audience

No audience input.

Date for Next Board Meeting

The next scheduled Board meeting is May 16 at the Armory Park Center. A special Board meeting in April to discuss the management contract is likely.

Adjournment

Meeting adjourned at 7:00pm.

Submitted by:

Jerry Kreuzscher