

Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, March 18, 2019, 5:30 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 5:32 p.m.

Present:

Mike Katz -President

Priya Okun -Vice President

John Heyl -Treasurer

Greg Bedinger -Secretary

Shirley McGee -Director

Absent: None

Management and Minute Taker: Melinda Ford – Cadden Community Management

Minutes of January 21, 2019:

The Board reviewed the January 21, 2019 minutes via email and after discussion John Heyl motioned to approve the minutes. The motion was seconded and carried.

Board Organizational Minutes of February 18, 2019:

The Board reviewed the February 18, 2019 Organizational Meeting Minutes via email and after discussion John Heyl motioned to approve the February 18, 2019 minutes with correction of the following - change Greg Bedinger from Treasurer to Secretary. The motion was seconded and carried.

President's Report: None

Treasurer's Report:

John Heyl reported on the financials for January-February 2019 and distributed the report. He is concerned with the amount of delinquencies we are experiencing. He reported that there is an additional type of lien that can put the filer towards the front of the list, known as a court order judgement lien. More information to be researched.

Irrigation replacement:

Currently waiting for the DG (gravel) to be placed prior to final payment for Zone 7. HOA will be ready to start either Zone 5 or 9, possibly by the end of May or 1st of June.

Reserve Account Policy:

The Cadden Management HOA board training that John attended suggested a reserve account policy. The policy would outline how we manage our reserve account and help

provide continuity and guidelines for board treasurers going forward. The Board suggested that John provide a draft of the reserve policy for the May meeting.

Water Use Credit:

Management reported on the water credit for a previous higher than expected water bill that HOA assumed was incorrect. Tucson Water checked the meter and stated the meter was fine and read correctly. As per Tucson Water policy of granting a credit every 3 years for repaired meters, APdS is now awaiting the credit from Tucson Water.

Management was asked to send out an email reminder to homeowners about guest parking on interior streets within the HOA. CC & R's restrict parking to guests only in these areas. There was concern expressed that not all new homeowners were aware of the restrictions.

Board reviewed financials and accepted the Treasurer's Report.

Manager's Report:

Manager read report to the Board and homeowners in attendance. Management is working with the City on needed pothole repairs and the additional repairs needed on Downtown Street.

Management contacted the City of Tucson to see if convex mirrors are allowed at blind intersections on interior HOA streets. The City stated that they are not allowed due to the reflection from the sun. Also inquired about adding more stop signs at intersections where they are currently absent. Manager and Tom Skinner will walk the property next week and determine where there are no stop signs and report back to the City, with an expected response from Tucson Traffic forthcoming.

Architectural Review Committee:

Mike Katz reported no report from Matthew Fischler. Manager did provide the list of approved architectural requests in management report.

Committees Reports

CC & R's Compliance Committee:

Mike Katz thanked Tom Skinner for walking the property monthly with management.

Clean and Safe Committee:

Carole Baumgarten sent a pothole report to the manager; she also noted unsecured barbed wire along the east wall of the HOA; management is notifying the warehouse owner about it.

Susan Klement also reported that the homeowner list is almost complete while waiting on one new homeowner to provide contact information.

Landscaping Committee:

Shirley McGhee/Tom Skinner reported a large cactus was removed on 16th Avenue. Juan Barba has completed his pruning and tree removal list, and the stumps from removed Palo Verdes have been drilled and ground down to grade. He advised that pre- and post-monsoon will necessitate some climbing to keep branches off of structures.

The irrigation zone between Laos and Historic has been completed with new lines and valves, though waiting on a back order of gravel to complete the project. Three Palo Verdes have been removed and three to four more are being monitored.

The board received an email from Susan Klement expressing concerns about small rocks that are on some of the sidewalks throughout the community, stating it is a potentially hazardous condition. It is her belief that dog walkers and their dogs are responsible for the disturbance. After board discussion, management was asked to send out an email to the community to ask that they help in removing rocks from the street when their dogs are responsible. Management was also asked to remind the landscaping crews to clear the sidewalks of debris and rocks during the course of their normal work.

The next phase of the irrigation replacement project will be Zone 5; management will contact McColley Smith and get it on the schedule.

Hospitality Committee:

Priya Okun reported that Susan Klement has visited with many of the new homeowners. A neighborhood potluck is planned for March 31st, 4:30-6:30 PM, with the committee providing a main course to encourage greater turnout.

Old Business:

Spring planting – Shirley McGhee asked if we can start some of the spring planting. John Heyl reported that we have some funds available under “non-contract landscaping”.

New Business:

APdS HOA Insurance – John Heyl reported what he learned at the Cadden Management training about insurance and after discussion the Board requested that management invite the HOA insurance vendor to present at the next meeting.

APdS Board email account – Manager to check with the iPage website to see if there is an internal issue and what can be done about continued spamming. John Heyl reported that Cadden Management has Cadden Connect which has many of the features that the HOA currently uses. Management asked to provide more information and related costs at the May Board meeting.

Armory Park Neighborhood Association meeting- John Heyl reported that the Chief of Police and five uniformed officers attended the meeting. They are working on improvements to the 911 emergency system to make it more efficient for callers and for emergency responders. The Chief is working to improve the police bike patrol and encourages homeowners to make their property as safe as possible, stating that it's the responsibility of the homeowners to do so.

Homeowner Input: None

Adjournment:

The meeting was adjourned at 6:34 pm.

Next Meeting: May 13, 2019 at St. Andrews Episcopal Church, 545 S. 5th Avenue.