

**Armory Park Del Sol (APdS) Homeowners Association**  
**Board of Directors Meeting Minutes**  
**Monday, March 19, 2018 @ 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 5:31 p.m., called the meeting to order.

**Present:** Mike Katz- President  
Priya Okun – Vice President  
John Heyl – Treasurer  
Greg Bedinger, Secretary

**Absent:** Shirley McGhee, Director

**Management:** Melinda Ford, Cadden Management

**Directors' Comments**

No changes to the agenda.

**Approval of minutes – January 22, 2018 and Organizational Meeting February 19, 2018**

**MOTION :** Priya Okun move to approve the January 22, 2018 regular meeting minutes. The motion was seconded – all in favor motion carried.

**MOTION :** John Heyl move to approve the February 19, 2018 organizational meeting minutes. The motion was seconded – all in favor – motion carried.

**Treasurer's Report**

John Heyl distributed the treasurer's report. Add report

Follow-up to Meeting of HOA Board members (Okun, McGhee, Bedinger, Heyl) with Watershed Management Group (Iylea Olson), March 2, 2018:

1. Call Board meeting in next 7-10 days to make a decision regarding the WMG's proposal regarding re-landscaping four (4) yards on Historic St. to mitigate drainage/flooding issues. Note: Next scheduled Board meeting is March 19.
2. Two main considerations for the Board: (1) Is this the plan we want? Are we confident it will address much/most of the drainage issues homeowners have raised? (2) If so, how can the HOA fund the project cost (approx. \$12,000)? See 7. below.
3. Following Board vote, invite affected homeowners to meet with Board to review the project outline and answer questions. Inform homeowners that their agreement is required in the next few days in order to begin the project in time to finish prior to monsoon rains in July 2018. Note: Financial offer to homeowners: (1) HOA will fund all work in front yard common area

(regrading with berms, basins, basin ground cover/plantings, connecting channels, trench drains, swale remediation) - approximately \$3000 per yard. (2) Homeowners will fund any work done on side yards (grading, ground cover, weep-holes in walls) - cost varies by yard.

4. Call meeting with WMG and McColley Smith Landscaping to review coordination between irrigation replacement and front yard regrading projects. Establish viable timeline for coordinated projects.

5. Sign contract with WMG (ideally by April 1) regarding cost (not to exceed 10% above contract), scope, timeline, personnel, etc.

6. April-May 2018: Begin/complete Zone 8 irrigation replacement project and WMG project.

7. Funding the WMG project concurrently with Zone 8 irrigation replacement project:

a. Irrigation replacement project - Zone 8 (Historic/Downtown walkway) = \$10,850 + WMG project cost = Approx. \$12,000. Total \$22,850.

b. HOA funds: As of April 1, \$11,000 available in Special Projects account; \$15,000 in General Reserve account.

April 1: Pay half of Zone 8 irrigation replacement project (\$5,000).

April 1: Pay half of WMG project (\$6,000).

c. As of June 1: \$4,000 available in Special Projects account; \$15,000+ in General Reserve account.

June 1: Pay balance of irrigation replacement project (\$5,850) from balance in Special Projects account (\$4,000) plus \$1,850 from General Reserve account.

June 1: Pay balance of WMG project (\$6,000) from General Reserve account.

d. HOA funds as of July 1: \$2,000 in Special Project account; \$7,150 in General Reserve account.

**Reserve Fund Transfer** John Heyl reported that Cadden is now transferring the reserve contribution quarterly instead of monthly.

### **Manager's report**

Ms. Ford submitted manager's report for Board review.

### **Architectural**

Nothing to report.

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

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

**Update on 437 3<sup>rd</sup> Avenue** – discuss in Executive Session.

**Clean and Safe Committee** – nothing to report.

**Landscaping Committee** – John Heyl reported above under Treasurer’s Report.

**Old Business**

Community Bridges – John Heyl reported from the meeting that he attended.

**Front yard Drainage** –

The final budget for the project. Once we get the numbers from Watershed Management and more information, we can set up a special meeting. We need to give the community a 48-hour notice for the special meeting. Mike Katz stated there is not enough information to make any decisions tonight.

**Revisions of Documents:**

**CC&R Highlights and Welcome Documents** – Nothing to report.

**Management Action List:**

Garage light fixture – 16<sup>th</sup> Avenue

Bids for front yard light posts – check on paint colors – check with vendors what is the best quality

**Homeowner Input**

Homeowner wanted to know could we get more lights on 3<sup>rd</sup> Avenue.

There has been a thief in the area – the police department does not have enough police officers to patrol, you must continue to report the incidents to the police department.

Next Meeting is April 11, 2018 – Drainage only. Tentative meeting June 4, 2018

**Adjournment**

Meeting adjourned at 6:49 pm.

Submitted by: Melinda Ford