

Armory Park del Sol Homeowners Association

Board of Directors Meeting Minutes

Date: March 20, 2017
Time: 5:30 pm
Location: St. Andrew's Episcopal Church

CALL TO ORDER

The meeting was called to order at 5:30 PM by President Michael Katz

ROLL CALL

Board Present: Michael Katz, President
Priya Okun, Vice President
John Heyl, Treasurer
Greg Bedinger, Secretary
Shirley McGhee, Director

Board Absent: None

Homeowners
Present: Homeowner sign in list is filed at Management Office

Management
Representative: Melinda Ford, Cadden Community Management

Minute Taker: Melinda Ford, Cadden Community Management

QUORUM (3): A quorum was present to conduct the Board of Directors meeting.

MINUTES

MOTION: A motion was made by John Heyl with corrections to approve the January 16, 2017 Board of Directors Meeting minutes as submitted. **Motion made, seconded and passed unanimously.**

OFFICERS' REPORTS

- **President's Report Michael Katz – nothing to report.**

Treasurer's Report John Heyl: As of (02-28-2017):

- Bank Balance.....\$41,590.54
- General Reserve Balance.....\$14,190.42
- Landscape/Major Projects Reserve.....\$10,660.30
- Delinquent Assessments.....\$ 1,010.56
- Unpaid Invoices.....\$ 0.00

John Heyl stated he is still in transition as the current Treasurer. His key issue will be the irrigation project which is soon to begin. He will be meeting with the Finance Department at Cadden Management to review the financials.

Michael Katz reported on the two reserve accounts and how much is in each account. John Heyl will start reviewing the cost and usage once the project starts and for the future projects.

After discussion: **MOTION:** Shirley McGhee motioned to approve the treasurer's report has presented. The motion was seconded all in favor motion carried.

Manager's Report: Melinda Ford reported on her manager's report to the Board and homeowners in attendance.

Architectural Review Committee: Matthew Fischler (Mike Katz reported) Matthew submitted a copy of the architecturalals that have been submitted which were reviewed and approved.

CC&R's Compliance Committee: John and Kathy Heyl. John and Melinda did a walk through did have some home painting issues. But most have been painted and completed. The Community is definitely starting to look a lot better and homeowners are abiding by the rules.

Clean and Safe Committee – Susan Klement has started the list of addresses and emails for the homeowner list.

Landscape Committee – Melinda Ford reported that Zone 2, 3 & 4 to start soon. Clay will have his crew continue to work on the regular maintenance on Wednesdays. The committee would rather have the landscapers continue with the natural look not the ice cream cone look. Ms. Ford will start meeting with the landscapers to make sure they are removing weeds, cleaning up debris, and most of all not take direction from homeowners.

Tree maintenance – Ms. Ford and other members will meet with Juan Barba to walk the community to discuss which trees need trimming or removed.

Susan Klement mentioned that she would like to contact Brad on water harvesting. What are the rates and possibly this could be a meeting with the homeowners not in a Board meeting,

Hospitality Committee – Priya Okun – We are thinking of having a spring gathering pot luck April 23rd hoping for better weather. Once it is confirmed will send out flyers.

OLD BUSINESS

Landscaping – This was discussed in above under landscape committee.

Front yard light fixture – Melinda Ford will bring sample if available to the next board meeting.

NEW BUSINESS

Status of 437 S. 3rd Avenue – Home is still vacant. The lot is with the attorney. There should be violations sent to the homeowner – also received contact information on who to contact that is supervising the home until it is sold.

Potholes – Ms. Ford has submitted a work order to the City of Tucson.

Board Training – Cadden Management will have it's annual Board training on April 29, 2017, all Board members have been invited.

Compost Bin – Susan suggested we consider composting. Just a suggestion at this time. Is this something that Clay would consider for our community. Would homeowners be interested? We would need to research further get out a questionaire. Susan said she will take care of the research and realizes it will not happen right away but it is something to consider in the near future.

Crime – suggest that people look into motion detector lights – if homeowners are interest they can put them on their back gate or yard.

Board Email – Mike Katz will look into having the Board have their own APdS email so they are not using their personal email address.

HOMEOWNER INPUT

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would need to research further get out a questionaire. Susan said she will take care of the research and realizes it will not happen right away but it is something to consider in the near future.

Crime – suggest that people look into motion detector lights – if homeowners are interest they can put them on their back gate or yard.

Priya Okun mentioned that a homeowner approached her and they felt if more people in the community knew what was involved in the various committees they might offer to participate.

John Heyl stated he would like to have a Finance Committee.

Homeowners in attendance thanked all the Board members for their work.

FUTURE MEETING SCHEDULE

Board Meetings:

- June 5,2017 – 5:30 PM- St. Andrew Episcopal Church
- September 18, 2017 – 5:30 PM – St. Andrews Episcopal Church

ADJOURNMENT: The meeting adjourned at 6:50 PM.

SUMMARY

MOTIONS: MINUTES

MOTION: A motion was made by John Heyl to approve the January 16, 2017 Board of Directors Meeting minutes as submitted. **Motion made, seconded and passed unanimously.**

ACTION ITEMS:

Melinda Ford to work more with the landscapers and landscape concerns at this time.

Work with Juan Barba on the tree trimming for the Spring.

Check to make sure the City is aware of the potholes.

Check on finding the front yard street light replacement.