

**Armory Park Del Sol (APdS) Homeowners Association**  
**Board of Directors Meeting Minutes**  
**Monday, May 13, 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 5:30 p.m.

**Present:**

Mike Katz -President

Priya Okun -Vice President

John Heyl -Treasurer

Greg Bedinger -Secretary

Shirley McGhee -Director

**Absent:** None

**Management & Minute Taker:** Melinda Ford – Cadden Community Management

**Guest Jeff Leane (LaBarre/Oksnee Insurance):** Stated we are a broker and all our company does is HOA insurance policies. APdS has four different coverages: common property, general liability, property damage, and fidelity coverage which insures your money against directors' misappropriating funds. Insurance B is for directors' and officers' coverage. Ace and CNA offer unlimited coverage for attorney fees; \$1million is enough.

You have property coverage of up to \$169,000 blanket coverage for property damage with \$1000 deductible. This is based off your reserve study and replacement cost. This is for walkways, walls, pavers, irrigation, tree damage, etc. There is an additional \$50,000 for the trees and shrubs. This will cover your trees and will replace with new ones if destroyed

Liability coverage is \$2 million per single occurrence, with \$4 million general aggregate. The mailbox replacement is a little high so we can make adjustments if needed. We can also check to see if you actually need \$2 million.

Question: If a common area tree fell on a homeowner's roof during a storm is it the HOA's responsibility? Answer: No, it is not.

Automobile Liability – Hired auto and non-owned auto coverage; if someone from the Board was doing Board business and injured someone while driving, the driver's insurance will cover the driver, but not the Association. This coverage will defend the Association if APdS was brought into a suit because the director was working on behalf of the Association when the accident occurred.

Board trainings are strongly encouraged, it can be beneficial.

The Board requested Mr. Leane provide an updated quote for our policy by renewal time, February 7, 2020.

**Minutes of March 18, 2019:**

The Board reviewed the March 18, 2019 minutes and after discussion John Heyl motioned to approve the minutes. The motion was seconded and carried.

**President's Report:** None

**Treasurer's Report:**

John Heyl reported on the financials for March and April 2019 and distributed his report. Zone 5 irrigation replacement deposit has been paid to McColley Smith so that we can get on their schedule. The last zone can be done by the end of the year.

John Heyl mentioned that some homeowners have asked about the solar fund. They are asking about solar at the mailboxes. Mike Katz stated that this is something that Carole Baumgarten can look into.

**Manager's Report:** Manager read report to the Board and homeowners in attendance.

**Architectural Review Committee:**

Matthew Fischler reported.

**Committees Reports:**

**CC & R's Compliance Committee:**

Tom Skinner has continued to walk once a month with management.

After discussion, Greg Bedinger stated he would volunteer for the committee. He will connect with John Heyl, the previous committee member. He would like to review the CC & R's and will reach out to a few homeowners to assist.

**Clean and Safe Committee:**

Susan Klement reported that the homeowner list is complete and she will share with Mike Katz.

**Landscaping Committee:**

Shirley McGhee has nothing to report. A few homeowners are self-funding landscape projects.

Tom Skinner reported that oleanders at the corner at 13<sup>th</sup> and Ott have to be trimmed as they appear to be dying or underwatered. 2<sup>nd</sup> Street and Southern Pacific as well as 16<sup>th</sup> Street needs to be looked at and cleaned up by McColley Smith, Melinda will issue work orders asking for attention to the lantanas specifically.

### **Hospitality Committee:**

Thanks to the HC for a good potluck!

### **Old Business:**

Landscaping – all discussed above.

Potholes – Ott Street has a lot of asphalt missing, as well as concrete from the strip down the middle of Ott; Melinda will contact the City of Tucson.

Susan Klement mentioned that we should spray the weeds that are coming up in the middle of the streets before we have them repaired.

Warehouses – there is still broken wire hanging over the wall into APdS basin. Melinda will contact the warehouse or have McColley Smith remove the wire.

### **New Business:**

**579 S. 3<sup>rd</sup> Avenue** - There was a leak reported and after investigation, a common area tree caused it. The homeowner paid for repairs to the water line, and Juan Barba stated he could remove the tree or do a barrier at the tree roots, estimate needed. Melinda will check with Clay of McColley Smith as well as Expert Plumbing to see what the cost would be re-route the water line; she'll forward the proposal cost to John Heyl for approval.

**Gravel** on planting strip between the sidewalk and street. We will have Clay from McColley Smith add more gravel to those areas of 14<sup>th</sup> and 15<sup>th</sup> when working on Zone 5. Common area is bare. Shirley and Management will meet Clay on site and walk the community to review the areas that need gravel. 3<sup>rd</sup> Avenue: **We will put it on the July agenda.** Get bids for the gravel all along 3<sup>rd</sup> Avenue. Shirley and Melinda will need to verify the area by the mailboxes and clarify if the City of Tucson owns the strips.

**Parking:** Mike Katz read the parking resolution that was approved in 2016. Greg will include parking options in his CC & R review; asked that homeowners forward concerns to him, and he will reach out once the review process begins, later summer.

Matthew Fischler stated that he would like to remind everyone that the area at the end of Codd Street is not a guest parking space, rather it is a required turn around space for emergency vehicles. It is posted as such and should not be occupied, even by day use contractors.

Matthew Fischler also suggested that we consider asking the City of Tucson about angle parking on 3<sup>rd</sup> Avenue. Susan Klement expressed concerns about growing demand for parking by business and residential users.

**Homeowner Input:** Doug Acuff from 381 S 3<sup>rd</sup> Avenue stated he sent an email to the members of the Board and Management. Susan is leaving and they are available either by email or by phone. He asked that the board contact them if additional information is needed regarding the invoice submitted for front/side yard repair. Mike Katz stated they would be discussing in Executive Session.

Helen Landerman is very grateful for the Board. She requested a work order for one of her bougainvillea that died and a little bush that died. She will buy the replacement and there is water already in place. Melinda will send a work order to McColley Smith.

### **Management Action Items**

1. Check with Juan Barba to see if all of his invoices are paid, including Palo Verde removals.
2. Send Clay a work order regarding clean up and irrigation needs as discussed above in Landscape report.
3. Potholes repair requests to DOT Tucson, as per Old Business discussed above.
4. Work order for McColley Smith to spray weeds in the streets prior to any repairs.
5. Broken cactus on the walkways between 15<sup>th</sup> and 16<sup>th</sup> and between 3<sup>rd</sup> Avenue and Ott, need attention by the landscape crew.

### **Adjournment:**

The meeting was adjourned at 7:32 pm

**Next Meeting:** July 15, 2019 at St. Andrews Episcopal Church, 545 S. 5th Avenue.