

**Armory Park Del Sol (APdS) Homeowners Association**  
**Board of Directors Meeting Minutes**  
**Monday, November 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

Shirley McGhee -Director

**Absent:** Greg Bedinger - Secretary

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

**Homeowners:** List Filed at Cadden Management

**Minutes of September 5, 2019:**

The Board reviewed the September 5, 2019 minutes and after discussion: Priya Okun motioned to approve - the motion was seconded - all in favor - motion carried.

**President's Report:** Nothing to report.

**Treasurer's Report:**

John Heyl reported on the financials for September and October 2019 and distributed his report, summarized below:

**APdS HOA Treasurer's Report – November 18, 2019**

1. **October 2019 Operating Account Revenue and Expenses** remain consistent with past fiscal year data with quarterly dues assessments logged in October. Because of the need to borrow from the General Reserve account to fund Zone 5's irrigation replacement, the account remains at an unusually low level of \$5,307. The plan is to rebuild the General Reserve account in 2020, however, after final expenditures related to the completion of the HOA irrigation replacement project. As of October 31, the only major category of HOA expenses in deficit (\$4,150) is landscaping, but

these costs were largely unavoidable (e.g., landscaping contract/pre-emergent) and, assuming no major unforeseen charges, can be absorbed in the final months of the 2019 budget.

2. **Quarterly dues delinquencies** have been substantially lowered by the writing off of a high delinquency case that could not be recovered after the foreclosure of the property. Current delinquencies and fines stand at \$3,708, with a large percentage attributable to a single property (\$2,108 in arrears), which has been turned over to the HOA attorney.
3. **Monitoring Reserve Special Projects Account:** Only Zone 9 (Downtown-Anatole walkway) remains as part of the homeowner lots/walkways irrigation replacement. The Special Projects account is sufficient to fund work on Zone 9 beginning later this month, with approx. \$1,000 drawn from the General Reserve account. Zone 6 will be reviewed for implementation in 2020.
4. **Ongoing issues:**
  - a. Tree pruning and tree removal/replacement will be an increasing cost in coming years; the 2020 budget for tree maintenance is \$12,000. Arborist Juan Barba and Parker Filer (UA) made presentations to the HOA Board on September 5 to help clarify the status of APdS trees and tree maintenance issues.
  - b. Replacement and/or repainting of aging and/or unsteady front yard poles and light fixtures will continue. The 2019 proposed budget line for this purpose is \$1,000. The manager is exploring the possibility of volunteer labor for this purpose provided through a local non-profit.
  - c. An estimated cost for the proposed painting of the wall along the south and eastern edge of APdS was not available as of this report.
  - d. Mike Katz asked about the water bill that was unusually high on Anatole Street. Management stated that a water valve was stuck in the on position, and will check with Tucson Water to verify the meter reading was correct. Management will also send out a message to the HOA advising homeowners to notify Cadden Management if they see any water leaks.

**Manager's Report:** Management will check on the rules applicable to scooter use in Tucson and send a link to the HOA. Neighbors have reported that scooters have been left on the sidewalks for an excessive amount of time.

**Architectural Review Committee:** Matthew Fischler forwarded the report to Mike Katz, noting very few requests.

### **Committee Reports:**

**CC & R's Compliance Committee:** Homeowners have addressed most compliance issues; those remaining will be discussed in Executive Session.

**Clean and Safe Committee:** Garage lights are reported to Management and forwarded to McColley Smith Landscaping for replacement. Management will send a vendor out to check on post lights that have been out at 441 Downtown and 473 Downtown. Another address has a dim light in front of their property – Priya will speak with the homeowner.

**CC&R's Review Update:** Nothing to report.

**Landscaping Committee:** Discussed in Treasurer's report previously and in Old Business.

**Hospitality Committee:** The last function was great with around 60-65 people. The next event is the cookie exchange – December 7, 2019.

### **Old Business:**

- a. Irrigation System replacement – status report for Zone 9. This has been approved to start; also have enough money to start Zone 6. Management to get revised bid from McColley Smith for Zone 6.
- b. Additional DG bid –On hold until 2020. The Board will check the areas that have been discussed on the bid and will report back in 2020.

- c. Tree Trimming Bid – Board reviewed all three bids and Management will check with arborist Juan Barba to reconfirm his bid since it was so much lower than the other two bids received. Reconfirm the trees listed for trimming and also request to have a stump removed on 3<sup>rd</sup> Avenue.
- d. Spring Planting – On hold.

**New Business:**

Annual meeting – February 17, 2020. Mike Katz will invite APNA representative to attend the meeting.

**Homeowner Input:**

- a . John Giovando stated a concern that there appear to be drug deals happening just outside the CBI walls at 13<sup>th</sup> and Ott. The Board suggested that he contact Tucson police to file a report, as requested by Tucson police at a prior board meeting. John also asked the board to consider adding additional lighting in the common area at 13<sup>th</sup> and Ott, the entrance into APdS.
- b . Helen Landerman asked for vendor information on roof and other repairs; she’s looking for recommendations. She was advised that much of this information is available on the Armory Park Neighborhood Association list serve, which can be joined by contacting APNA resident Phyliss Factor.
- c . Susan Klement had a question with the APdS list lerve (unspecified in the minutes); Mike Katz will contact the list serve manager.

**Adjournment:**

The meeting was adjourned at 6:46 pm

**Next Meeting:** January 13, 2020 and Annual Meeting February 17, 2020 at St. Andrews Episcopal Church, 545 S. 5<sup>th</sup> Avenue.