

Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, November 22, 2016 @ 5:30 P.M.
St. Andrew Episcopal Church – 545 S. 5th Avenue

Call to Order and Introductions

The meeting was called to order by the Board President, Mike Katz at 5:30 p.m.

Present: Mike Katz- President
Priya Okun – Vice President
Shirley McGhee - Director

Absent: Matt Fischler – Treasurer
Jerry Kreuzscher, Director

Management: Melinda Ford, Cadden Management

Directors' Comments

No changes to the agenda.

Approval of minutes – September 26, 2016

A motion was made by Shirley McGhee and seconded to approve the September 26, 2016 Board meeting minutes as presented with corrections. Motion carried unanimously.

Reports

President's Report

Nothing to report.

Treasurer's/Finance Committee Report – Mike Katz

Matt Fischler was out of town and forwarded report to Mike Katz to report at meeting. Matt's report for November: Cumulative expenses still closely tracking original budget. Final quarter dues mostly received, yearly cumulative income approximately \$2000 over original estimate.

As of October 31st: General Reserves are \$13,522.31; Remaining contributions for this year are budgeted at \$331.34 total, if none used, account would end year at \$13,850.41.

Landscape/Major Projects Reserves are \$16,997.93; Remaining contributions for this year are budgeted at \$2508.94 total, if none used account would end year at \$19,606.87

Manager's Report

Ms. Ford submitted manager's report for Board review. Melinda read the report to the Board and homeowners in attendance.

Architectural Review Committee - Matt Fischler (Mike Katz reported)

Matt Fischler reviewed and approved approximately four (4) architectural request.

CC&R Compliance Committee – John & Kathy Heyl

John and Kathy Heyl have both walked the community with Melinda Ford during October and November. The Community is definitely starting to look a lot better and homeowners are abiding by the rules.

John Heyl stated that the CC&R Committee will work on who is responsible for the walls – is it the homeowner or the Association? They will have an answer by the January Board meeting.

John suggested that the Board send out communication to the homeowners the rules on submitting architectural request form if you are going to paint your home or any renovations to the exterior of their property.

It was also reported that a homeowner might be using common area irrigation to water potted plants in front of home. Melinda Ford will check on next site visit.

Response to 477 E. Laos – non-approved metal awning over second floor balcony.

Ms. Ford has received communication from homeowner that they will submit architectural request for the awning.

Clean and Safe Committee – Carol Baumgarten

Nothing to report.

Landscaping Committee – Shirley McGhee

Shirley McGhee reported that they had a one valve that had to be replaced on Anatole. Shirley reported that herself and Tom Skinner walked the community and tagged areas for McColley Landscape to work on and check to see if everything is being water and in some areas it is getting too much water.

Ashley Park Ad Hoc Committee – Jane Stroup

Nothing to report.

Hospitality Committee – Priya Okun

The cookie exchange will take place on December 17th – from 2:00 pm to 4:00 pm.

Old Business

1. Landscaping
Nothing more to report – it was addressed in Landscaping Committee.
2. Parking
The updated rule was sent to the Community and so far there has been no issues reported.
3. Dog Waste – the two stations have been installed and working very well for the Community. Clay with McColley Landscape will empty the trash bags weekly.
4. Front yard light fixture – the lights needs to have a globe and the current light post won't allow for a globe. Melinda Ford will research for lights.

5. Irrigation System Replacement – Clay with McColley has submitted bids for replacement and it will be in 10 separate phases. Melinda Ford will get one more bid.
6. Front yard drainage issues – This was discussed and approved at the September meeting. Mike Katz, Shirley McGhee and Tom Skinner will meet with Clay and get the DG delivered and installed for locations with flood issues.

New Business

1. Board Member resignation – Jerry Kreuzscher has resigned due to selling his home.

Call to Audience

No audience input.

Date for Next Board Meeting

The next scheduled Board meeting is January 16, 2017 and Annual Meeting, February 20, 2017 – 5:30 PM at the St. Andrew’s Episcopal Church

Adjournment

Meeting adjourned at 6:20pm.

Submitted by:
Melinda Ford

Summary

Motions

A motion was made by Shirley McGhee and seconded to approve the July 25, 2016 Board meeting minutes as presented. Motion carried unanimously.

Action Items

Ms. Ford check with Clay at McColley Smith and find out why he charged for the 5th week of maintenance when his contract clearly states \$2,250 per month.

Ms. Ford to contact Custom Saw to do the repair to the slab that was damaged due to the mesquite tree per the homeowner (466 Codd Street). Homeowner to sign off that this is a closed item once repaired.

Ms. Ford to contact All Pro and get the storm drains cleaned and the French drains.

Ms. Ford to contact one last time 477 E. Laos on the non-approved metal awning on the second floor.

Ms. Ford to pick up the light that Matthew has ordered from Sunlighting – then have it installed.

Board will work on the parking rules and regulations.

Doggy stations have arrived – Shirley and Priya will mark the places for the stations – Cadden Management will install.

Board approved a 10% increase for 2017.

Next meeting November 21st.