

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, September 18, 2017 @ 5:30 P.M.
St. Andrews Episcopal Church – 545 S. 5th Avenue**

Call to Order and Introductions

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

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

Absent: None

Management: Melinda Ford, Cadden Management

Directors' Comments

No changes to the agenda.

Approval of minutes – July 17, 2017

MOTION : Shirley McGhee moved to approve the July 17, 2017 meeting minutes. The motion was seconded – all in favor motion carried.

Treasurer's Report

John Heyl distributed the treasurer's report. Revenue expenses are on budget. We are monitoring the special project closely the estimates are 50% higher than first submitted. He proposed that we have about \$7,000 as of today \$11,000 for October estimate for Zone 1. He proposed that we proceed with Zone 1. No need at this time to raise the 2018 dues.

The Board is concerned with the 50% increase in the proposed bids. Board discussed asking McColley Smith Landscape to lock in a price of 10% above the proposal. Start with Zone 1 that he rewrite the terms so that the estimate remains not to exceed 10% above the bid. Request that McColley Smith Landscape start Zone 1 in October 2017.

2018 Proposed Budget

Management presented proposed budget. John Heyl and Management will work on the proposed budget and present to the Board at the October 24th budget meeting.

Manager's Report

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

Architectural

504 Laos water softener cover –was approved
451 E. 16th Street – forwarded architectural to Architectural Committee.

507 Anatole – redirecting water architectural request. The Committee and the board discussed the architectural request and after discussion – John Heyl and Greg Bedinger will met with the Murphy's and discuss the options on redirecting the water.

CC&R Compliance Committee – John Heyl

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

Management reported on 437 S. 3rd Avenue. Management will continue to send fines until the home is in compliance.

Clean and Safe – Carolyn Baumgarten – nothing to report.

Landscaping Committee – McGhee

The Landscape committee and Ms. Ford walked the property with Clay. List was sent to Clay and Management will do an inspection in 30 days. Greg Corman suggest that we do Desert Willows – called “Bubba” in a 15 gallon. May sure there are not bees – more butterflies.

Shirley McGhee stated we are asking for four (4) “Bubba’s to fill in 14th street. For the Park we looking at Desert Lavenders and five (5) Ironwoods. \$550 for plants, no installation cost yet and possibly another \$500.

Tree Trimming– Shirley McGhee will contact Juan Barba to remove a branch and get his invoice

Hospitality Committee - Priya Okun - next potluck is Saturday, October 21st from 4-6 at the park. Priya Okun will send out a notice.

Compost– John Heyl and Greg Bedinger will draw up a very short survey on the compost.

CC&R Highlights and Welcome Documents was updated. The CC&R Highlights guidelines is a go. John Heyl will submit a clean copy.

Front Yard Drainage – Do a survey and have someone assess where the water is going. Greg Bedinger asked – are we going to accept the responsibility of the yards? Greg Bedinger and John Heyl is still working on vendors for a cost to survey the areas.

Next Meeting is October 24, 2017 budget meeting and November 20, 2017 board meeting.

Call to Audience

Nothing to report.

Adjournment

Meeting adjourned at 7:05 pm.

Submitted by: Melinda Ford