

**Armory Park Del Sol (APdS) Homeowners Association  
Board of Directors Meeting Minutes  
Monday, September 26, 2016 @ 5:30 P.M.  
St. Andrew Episcopal Church – 545 S. 5<sup>th</sup> Avenue**

**Call to Order and Introductions**

The meeting was called to order by the Board President, Mike Katz at 5:40 p.m.

**Present:** Mike Katz- President  
Priya Okun – Vice President  
Matt Fischler – Treasurer  
Shirley McGhee - Director

**Absent:** Jerry Kreuzscher, Director

**Management:** Melinda Ford, Cadden Management

**Directors' Comments**

No changes to the agenda.

**Approval of Minutes with correction– July 25, 2016**

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

**Reports**

President's Report

Mike Katz stated that the minutes quoted Mike made a donation of \$25.00 for each meeting. The corrections is that the Association made a donation each meeting not Mr. Katz – Ms. Ford to verify with the Church to make sure they received payment.

Treasurer's/Finance Committee Report - Matt Fischler

Matt Fischler submitted a graph showing the finances – we are on track at this time.

Ms. Ford to contact McColley Smith Landscape to verify the charge for a five week month, when it clearly states in their contract \$2,250 per month.

**Manager's Report**

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

Ms. Ford reported that she could only get one bid for 466 Codd Street to repair the slab on her porch. The other vendors did not want the liability due to the post and structure. After some discussion the Board requested that the vendor met with the owner of 466 Codd Street and Ms. Ford to discuss the bid. Ms. Ford to check on the vendor's liability on the slab repair. The homeowner will need to sign off on the repair and must realize that once this is completed the Homeowners Association will close this item.

Drains – Ms. Ford is awaiting bid from All Pro for the cleaning of the basin drains and the French drains.

**Architectural Review Committee - Matt Fischler**

Matt Fischler reviewed and approved approximately thirteen (13) architectural request.

**CC&R Compliance Committee – Tom Skinner**

Tom Skinner reported that C&R Committee conducted a walk through with the Committee and Ms. Ford. John Heyl will be head of the Committee effective immediately. Mr. Skinner will still be on the Committee. Ms. Ford will work on all reports submitted with address not lot numbers.

**Hearing for 477 E. Laos – non-approved metal awning over second floor balcony.**

Ms. Ford stated that she has mailed three letters to the homeowner, and the last letter was sent certified and regular mail – the letters were never returned. Ms. Ford has no contact information except the address. After some discussion, Shirley McGhee motioned that if there is no response from the homeowner within 14 days Ms. Ford to send a letter with the maximum allowed fine. Matthew Fischler seconded the motion – all in favor – motion carried.

**Clean and Safe Committee – Carol Baumgarten**

Nothing to report.

**Landscaping Committee – Shirley McGhee**

Shirley McGhee reported that we are looking at about \$500 to replace some plants around the community. Need to address the trees in the park and irrigation. Possibly redesign of the park in the Spring and tree pruning.

**Ashley Park Ad Hoc Committee – Jane Stroup**

Nothing to report.

**Hospitality Committee – Priya Okun**

Nothing to report.

**Old Business**

1. Landscaping

Carol Baumgarten did some research on lighting throughout the community since the existing lights and fixtures are no longer available. The Board suggests that we get lights that are LED, easy to open. This is something also that Board should consider when doing the budget. More research is needed for light fixtures and post.

2. Insurance – double payment has been received remove from agenda.

3. Parking – Mike Katz presented a draft of the rules and regulations for parking. The Board reviewed the draft and after discussion the Board requested to have a Special Meeting to discuss and then will forward to the attorney for review.

4. Dog Waste Stations – the doggy waste stations have been delivered. Shirley and Priya will flag the locations for the stations. Ms. Ford will get a quote from Speedy or Cadden Maintenance on the cost to install the doggy stations.
5. Front yard fixture – Ms. Ford will order the sample light from the Sunlighting store.

### **New Business**

1. Irrigation Replacement – Mike Katz presented to the Board irrigation replacement bid from McColley Smith Landscape. Mr. Katz has asked for more information concerning the bid. The bid was only for one station and the cost will be used when budgeting for 2017
2. Front Yard drainage issue – Shirley McGhee reported on the drainage issue. The board received a proposal from EEC on the current four locations that have had some flooding issues. The cost was approximately \$1,200 for the survey and \$4,701 for the drainage report. The Board asked for comments from the homeowners who was in attendance that has a flooding issue. The Heyl's stated that there was not much of an issue before the rocks were removed when the front yards when the yards were renovated. The Heyl's suggested that we put back the rock since there was not much of an issue before. Based on the information from the Heyl's the Association will add more rock. Shirley McGhee will order the rock and have it delivered.
3. Budget 2017 – The Board reviewed the proposed budget. After reviewing the bids for the irrigation replacement – Priya Okun motioned to approve the 2017 budget with an increase of 10%. The quarterly dues will be increased to \$258.18 per quarter. Shirley McGhee seconded the motion – all in favor – motion carried.

### **Call to Audience**

No audience input.

### **Date for Next Board Meeting**

The next scheduled Board meeting is November 21st – 5:30 PM at the St. Andrew's Episcopal Church

### **Adjournment**

Meeting adjourned at 7:50pm.

Submitted by:  
Melinda Ford

**Summary**

**Motions**

**A motion was made by Priya Okun and seconded to approve the March 28, 2016 Board meeting minutes as presented. Motion carried unanimously.**

**A motion was made by Priya Okun and seconded to approve the April 11, 2016 Board meeting minutes as presented. Motion carried unanimously.**

**Action Items**

**Ms. Ford working with First Service for Farmer's refund - completed**

**Ms. Ford will check on Aluminum Frame awning that has not been approved – Should be hearing – no contact from homeowner. Mailed regular mail and certified hearing for the September 26<sup>th</sup> meeting. Completed**

**Order Pet Waste Stations – received waste stations – Board and Committee will determine where the two stations will be installed.**

**Basin Inspection – Completed**