

**Armory Park del Sol Homeowners Association
Annual Meeting
February 18, 2019
St. Andrew's Episcopal Church
545 South 5th Avenue, Tucson AZ**

Call to Order/Establish Quorum

The Annual meeting was called to order by President Mike Katz at 6:00 p.m. Quorum was established with 45 ballots returned.

Present:

- Mike Katz - President
- Priya Okun -Vice President
- John Heyl – Treasurer
- Shirley McGhee - Director

- Melinda Ford, Community Manager representing Cadden Management

Absent/Excused:

- Greg Bedinger, Secretary

Introductions- Board members; all homeowners in attendance introduced themselves and stated the color and location of their home.

Approval of Minutes of 2018 Annual Meeting

The 2018 Annual HOA Meeting minutes were approved by ballot as submitted.

President Mike Katz stated that we have been posting the draft minutes of Board Meetings on the website before they're approved with a note that they are a Draft, a change we made from past years.

President's Report:

Mike Katz stated we are thrilled and happy to have Melinda Ford as our Association Manager. (A separate President's Report is part of this record and posted on our HOA website.)

Crime:

Last year we had police representatives attend our meeting. Their message was to call them without hesitation if you have any concerns or issues, they really want you to call them. It's possible they might not respond quickly, but it's important to report any activity or concerns so it is on record in their system. Improved lighting, alarm systems, and installing cameras are good options to improve security overall.

The Community Bridges facility was reported as a concern last year. This is an agency who helps clients who have addiction and other issues. The board and HOA have been working with Community Bridges and they have been responsive and very eager to work with us.

However, if you have any concerns contact CBI, the Board, and don't hesitate to contact the police.

Finances:

Treasurer John Heyl reported that the largest expense line has been the replacement of the irrigation systems and flooding areas on Historic's front yards. The Board did decide to raise the assessment this year, a hard decision but necessary— we are essentially a small business that needs to cover expenses. We have been working with McColley Smith, our landscaping contractor, for 3 years and feel we have a great relationship with them.

Compliance Report:

John Heyl reported that the most difficult part of our job is ensuring homeowner compliance with our CC & R's, as we are legally responsible for following and enforcing them. One of the ongoing issues is homeowners making changes to their exterior without approval from the Architectural Review Committee. This is something we all need to work on improving.

Safe and Clean:

The committee is regularly out cleaning up trash, replacing front lights and walking the community to observe any items or issues that require reporting to our manager.

Architectural Review:

Committee chair Matt Fischler stated that we all have to remember that the Architectural Review Committee has a 30-day approval window, and requests that homeowners please remember to submit requests for approval prior to starting any work.

Volunteers:

Mike Katz reported on the how many volunteers we have helping with the community, they help to ensure that our HOA is working well. Like any volunteer organization it is usually the same group of volunteers doing the work, but if you want to get involved let us know. We have an opening now to help with the CC & R Committee. The actual CC & R inspection is conducted with the manager and most often a homeowner who accompanies the manager on their monthly walk around the HOA.

Homeowner Input:

A question about pothole repair and reporting. Carole B reported that the observations are in her report, which will be submitted to the manager once the rains stop.

Another question about the need for additional stop signs at internal intersections, something management will research.

Additional Financial Reporting:

Treasurer John Heyl stated we should thank Mike Katz for all his years on the Board. He also reported on the current financials for the HOA. The new quarterly assessment was implemented this month, an increase approved by the board. We have 10 homeowners who are still paying last year's assessment amount, reflecting a need to remind them of the increase.

John Heyl reported that the current irrigation replacement project (Zone 8) on the Historic/ Laos walkway is near completion, with gravel placement and capping drip lines as required all that remains.

We will be working on the next zones by the end of the year. That was a \$75,000 project. The front yard flooding mitigation project was completed summer of 2018 at a cost of about \$18,000. We are working at building reserves up again.

Another major expense is towards maintaining or removing trees that are impacted by disease, and ongoing pruning issues. It is an ongoing expense for replacement of necessary shade trees over the next three years.

CC & R's:

The monthly review of the neighborhood is ongoing, walking the neighborhood with the manager. The response from the homeowners has been positive. The committee has worked to clarify some of the CC & R's, particularly clarifying the responsibility for walls in the HOA, see sections 5.1 and 5.2.

Mike Katz made note of the fact that all of this work has been completed without the need for a special HOA assessment.

Landscape report:

Shirley McGee, Landscape Chair – continuing to work well with McColley Smith Landscape. They have tried to scale back with the blowers. They have been very compliant with keeping the weeds down, any special request they quickly take care of them. As John stated about the Palo Verde trees – we have taken some down. Our arborist is pruning to take the weight off of the Palo Verdes and the Mesquites. We love our trees and we need them for shade.

We are waiting on planting at this time and once the irrigation project is complete we will start the planting of new shrubs, plants etc. However, homeowners have the option to fund their own front yard landscaping, contact the Landscape committee for more information.

Resident Jan Mulder suggested it may be time to update the list of approved and prohibited plants for use in the HOA, the current list is outdated.

Tom Skinner stated that the lantanas will be cut back shortly.

Matt Fischler stated as of now security gates will not need architectural approval. This is an automatic approval. Another item is that water softeners are being installed without approval – we are ok with this as long as you put a decorative cover to hide the system if it is out in front of your home. Reminder we do have a 30-day window to give approval.

Safe and Clean Committee:

Carole Baumgarten. Thank you to Susan Klement for cleaning up around the community. Carole stated she replaces the front light bulbs in everyone's front yards. The landscapers replace the garage lights. If your lights do not go off it is good chance the sensor is blocked. The sensor is usually under your electrical box – if you just had your home painted, they probably painted over it.

Safety Committee - Carole Baumgarten. Tell your neighbor go out your front door – I see someone put a flyer in the door I take it – tell your neighbors come our front door once in a

while. Stay until your garage door goes down. If you come across an open garage door tell your neighbor. Please don't leave your garage door open and lock your gates. If you see someone and you don't think they have any business being in the neighborhood – ask them “can I help you?” If you see someone trying to enter a back gate, talk to your neighbors or call the police if necessary. I hope the Board is working on the painting of the lamp posts.

Hospitality Committee – Priya Okun stated our main responsibility is welcoming the new neighbors. If anyone has had changes to their listing let Susan Klement know quickly – she will be issuing the new directory very soon. You can use the list to call someone too if you observe something suspicious.

Homeowner: I hope the developer is not getting any information from the HOA. (Unclear what this is referring to.)

We plan and host potlucks, dates to be determined; we provide refreshments for the annual meeting. Shirley McGhee and Carole Baumgarten and Priya host the cookie exchange.

Election of the 2019 Board of Directors: Melinda Ford announced the members for 2019 board as elected are: Mike Katz, John Heyl, Shirley McGhee, Priya Okun and Greg Bedinger.

Mike Katz stated we have a great Board and we work in a great neighborhood. Thank you.

Homeowners' Questions and Comments:

Helen Landerman reported that her house was recently broken into. Her front door was kicked in and her handyman stated the screws into the side of the door were not long enough. She is installing a security door. She stated she is grateful for the Board.

Sam Murphy stated his hobby is aquariums. He would be happy to assist in some way – he has kept them for many years. If you have any security concerns, we can help. They have security doors and screens.

Susan Klement stated when she moved in she had security patio screens installed. Another alternative might be film on windows, Road Runner Lock and Safe Company installs them; it doesn't prevent the glass from breaking but the glass stays in place and no one can get in.

William Brennan stated he had to call 911. He was taught how to do CPR. He thought that maybe we can have someone come out to APdS and all learn CPR- it will save lives.

Meeting adjourned at 7:15 PM