

ARMORY PARK del SOL HOMEOWNER'S ASSOCIATION
Board of Directors Meeting Minutes
November 9, 2009 5:30 P.M.

Location: Armory Park Senior Center (Green Room)
220 S. 5th Avenue, Tucson, AZ 85701

Board Members present: Carole Baumgarden, Kathy Heyl, Mike Katz, Susan Klement, Ken Shackman

Homeowners present: Darryl DeShurley, Matt Fischler, Tom Skinner, Wanda & Bob Stauffacher, Randy Trujillo, Allen Veaner

AGENDA

I. Call to Order

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

II. Director's Comments none

III. Approval of Board Meeting Minutes

October 19, 2009 Board of Directors Meeting

A motion was made (Ken), seconded (Susan) and passed unanimously to approve the APdS Board of Directors October 19, 2009 Meeting Minutes as presented.

IV. Reports

A. President's Report Mike Katz

1. Mike expressed gratitude to the board, and in particular to Susan, for filling in during his absence.

B. Treasurer/Finance Committee Ken Shackman

1. Committee report attached to these minutes.
2. The year-to-date budget deficit is currently \$1500.
3. Sixteen homeowners are currently delinquent in their quarterly HOA dues.
4. The Finance Committee continues to meet to discuss budget proposals.

C. Architectural Committee Matt Fischler

Committee Report attached to these minutes.

D. CC&R Enforcement Committee Ken Shackman

1. Two properties continue to have compliance issues regarding weeds.

2. One property continues to have compliance issues regarding parking.

E. Transition Committee Mike Katz

1. The city of Tucson has accepted APdS sidewalks and streets, although documentation has yet to be provided.
2. The transition to homeowner control will be complete, pending storm water and drainage reports.

F. Safe & Clean Committee Paul Gohdes

No report, other than that weekly trash removal and light bulb maintenance continues.

G. Landscape Committee Dian Albright

No report.

H. CC&R Revision Committee Susan Klement

The Committee will now be known as the Governing Documents Committee, which more accurately reflects the work being done by the group.

V. Old Business

A. Member non-compliance updates

1. Mr. Anderson parking and weed violations: Weeds between the masonry wall and the street were removed by Arizona Proscapes, and the homeowner will be billed. Parking violations continue. The matter of animal waste is still an open case, according to the city of Tucson. Mr. Anderson has not responded to the Board or to Lewis Management about any of these issues.

A motion was made (Susan), seconded (Carole), and passed unanimously to continue to follow the established procedures regarding ongoing implementation of fines related to parking violations, which now total \$175.

2. Ms. Carter weed violation: On 11/7/09 the homeowner received notification of violation and fine. If weeds are present on 11/21/09, Arizona Proscapes will be asked to remove them, and the homeowner will be billed.
3. Ms. Trujillo removal of irrigation in common area: Deferred to later in the meeting, as Ms. Trujillo indicated she would try to attend.
4. Mr. Moody landscaping: A letter is being drafted, to be sent to Mr. Moody, as well as John Wesley Miller, and Mr. Moody's realtor. The letter outlines the instances in which the house and yard are not compliant with the CC&Rs and/or the Design Guidelines. Board members have a draft copy of this letter.

A motion was made (Carole), seconded (Kathy), and passed unanimously to approve the sending of this letter, after a few grammatical changes, the substance of the letter remaining intact.

B. Ms. Fox architectural improvement appeal status and update

Due to a work conflict, Ms. Fox was unable to attend this meeting.

A motion was made (Carole), seconded (Ken), and passed unanimously to ask Ms. Fox to provide a minimum of two actual homes where this particular type of turbine has been installed. The Board members will then be able to see in person what they are being asked to approve. The Board will attempt to find a mutually agreeable time when Ms. Fox can meet, to further discuss this proposal.

C. Revised CC&R Noncompliance policy

Susan and Ken have revised the current document as a draft, however the current process seems to be functioning satisfactorily.

A motion was made (Ken), seconded (Kathy), and passed unanimously to table the discussion for today.

D. Landscape Guidelines

A motion was made (Ken), seconded (Kathy), and passed unanimously to send the document to the homeowners (electronically if possible). Once distributed, homeowners will have two weeks to read the document and provide feedback to the Chair of the Landscape Committee.

E. APdS Newsletter status and update

Allen Veaner continues to work on a newsletter.

F. CAI Legal Forum

A report was compiled by Allen Veaner and Kathy Heyl, and sent electronically to the Board. An electronic copy of this report will be made available to the homeowners.

VI. New Business

A. Quorum for the November 16 meeting

As of late this afternoon, the number of homeowners who have notified the Board about attending the 11/16 meeting (or submitting a proxy), was less than the quorum requirement. An email reminder will be sent to the homeowners, reminding them of the importance of attending, or submitting a proxy.

V. Old Business

- C. Ms. Trujillo removal of irrigation in common area.** Ms. Trujillo present. On 9/21/09 Lewis Management notified Ms. Trujillo to remove all irrigation lines that were installed by her on common ground (front and outside west common wall). These irrigation lines still remain on the common areas. Ms. Trujillo stated this irrigation does not operate because someone cut the line, and because the timer doesn't function.

A motion was made (Carole), seconded (Ken), and passed unanimously to have Arizona Proscapes remove all homeowner-installed irrigation in the common areas the next day. The homeowner was instructed not to alter the irrigation.

Return to VI. New Business

B. Election Planning

1. A nominating committee should be established, in preparation for the upcoming election of new board members at the Annual Meeting.
2. The date for the Annual Meeting needs to be determined. The meeting may be in February.

C. Landscaping/Maintenance

1. One front yard light pole was replaced due to rusting/falling over. There is concern that other poles may be defective.
2. Common wall cracks are becoming apparent. Carole will contact Famosa Masonry about repairs.

VII. Call to the Audience/Homeowner Input

1. Darryl DeShurley asked if the city's acceptance of APdS streets changes anything about visitor parking. All streets are public, but the HOA can control how they are used (from a parking standpoint).
2. Wanda Stauffacher commented that cars on Ott St. often appear to be speeding – what can be done about that? Although there are no speed limit signs within APdS, the usual rules apply, in that the speed limit is 25mph where no sign is posted.
3. Bob Stauffacher expressed his thanks to the members of the Board for their service.
4. Tom Skinner, a new homeowner who was introduced and welcomed at the beginning of the meeting, noted there was a dead cactus in his front yard. Kathy will inform Arizona Proscapes tonight, as they will be in APdS tomorrow.

VIII. Date for next Board meeting: December 14, 2009.

IX. Adjournment

President Mike Katz adjourned the meeting at 7:30 p.m.