

Armory Park Del Sol (ApdS) Homeowners' Association  
Board of Directors Meeting  
Monday, March 28, 2011  
5:30 PM  
Armory Park Neighborhood Center  
220 S. 5<sup>th</sup> Ave, Tucson, AZ 85701

MINUTES

Present were the Board members: President Michael Katz, Vice President Julieta Portillo, Treasurer Mathew Fischler, Secretary Helen Landerman and Director David Danell and the account manager Pam Lakey of Lewis Management Resources. Homeowners in attendance were Brad Stroup, Ken Shackman, Susan Klement, Allen Veaner, Paul Gohdes, Bob and Wanda Stauffacher, Kathy and John Heyl, Patrick Crooks, Ernesto Portillo, Brenda Walsh Matias, Larry McElroy and Tom Skinner.

The meeting was called to order at 5:30 p.m.

The minutes from January 17, 2011 were approved.  
The minutes from February 28 were approved.

Treasurer's/Finance Committee Report.

There was one high water bill in the 3<sup>rd</sup> Ave. area, probably because of a leak in that area. \$517.81 was spent replacing light fixtures. We ended the last fiscal year in good shape.

Architectural Review Committee.

There were no requests for improvements this past month

CC&Rs Compliance Committee.

After inspection, it was found that one homeowner had a substandard paint job even after requested painting was done. This issue will go back to committee to decide who will work with Pam.

The hearing for 531 S 3<sup>rd</sup> was cancelled since the homeowner did requested work.

There was an anonymous call to Pam about a parking problem with a blue GMC which is always there, although there is no longer a boat. The noncompliance process has begun. The Geo Prism frequently parked on Otthas been sent a notice of noncompliance letter.

Clean and Safe Committee.

The outside front yard light fixtures are very difficult to deal with.

## Landscape Committee.

The walk to look for dead plants was postponed.

Old Business.

Landscaping issues.

1. We are now ready to replace plants along 3<sup>rd</sup>, 16<sup>th</sup> and Anatole (the downtown corridor). The committee will purchase 30 plants for \$260-\$270 and pay Proscapes \$500 for labor. We will get the plantings done soon. The freeze did damage, which is not in this calculation. We will have issues every 6 months and need to plants two times a year. A motion was passed by the Board to approve the \$500 for Proscapes.
2. There was nothing to report on the front yard erosion control problem because no estimate was received from Proscapes.
3. There are front yard palm trees at 458 Downtown and 442 Codd. Palm trees are on the strongly discouraged plant list in the CC&Rs and on the prohibited list in the Landscape Guidelines. . The palm tree at 442 Coddwas planted without approval of the HOA, and the palm tree at 458 Downtowen is a volunteer plant. The Board unanimously voted to approve the removal of both palm trees.
4. There are invasive grasses at 455 Codd. It was unanimously voted to remove these.
5. We are waiting for an inventory of the plants needing replacement from the Landscape Committee.
6. To deal with weed pulling in the common areas, we need to have a weed pulling party before it gets too hot. Kathy will determine the date. The buffel grass or fountain grass could be coming from ABC Roofing. Pam will check with the City or Pima County.
7. The secondphase of tree pruning will be done this year. . Kathy will ask Mr. Barba when we should prune. There are trees at the entrance of Ott and 3<sup>rd</sup> which may be dead. Kathy will ask Mr. Barba about this.

## Satellite Dish Toole Construction Project/ Petition

There was a brainstorming session about this among those present. Pam reported that the company that owns them doesn't return her phone calls. We should petition the company. We could appeal to our City Council representative. Pam thinks we should contact the City Development Office. A suggestion was made to think of a way to get to their customers. They provide broadband to others. Is Davis Monthan using them? There is a humming noise. There are fans going all the time. No one was warned about the noise and the light. The zoning doesn't allow for "a nuisance." Did they submit landscape

plans? Irrigation should be installed to keep the landscaping alive. John Wesley Miller should be involved because he knows the players and has a stake. Ernesto Portillo volunteered to communicate and mediate with the company. Has this company had this problem elsewhere? Perhaps we could get signatures on a petition at the block party on April 10. This is not an official Board issue. Susan volunteered to edit the petition Perhaps the trees on the diagram are the ones already there?

#### Street Gravel.

The gravel is a problem because it damages the streets. Pam got two bids, one from Sweeperman for \$150 per sweep and another from Sunstate for \$170 per sweep of the interior of the neighborhood. This would be done as needed and would not be a contract. C & S Sweeping charges \$80 per hour and has a \$120 minimum. It was asked if their equipment would damage the streets, . Do the different companies have different equipment? Yes. There is vacuuming and there is sweeping with water. Susan's previous HOA used Sweeperman. Pam has experience with Sunstate. Just the interior of the neighborhood will be included, not 3<sup>rd</sup> and 16<sup>th</sup>. We will have to send out a notice to remove the guest parking when the sweeping is done. Partial sweeping can be done on 13th and 14<sup>th</sup>. We should give the sweeping company a map and make sure that they are licensed and bonded. There was a unanimous vote of the Board to accept the Sweeperman bid.

#### Water Conservation Committee Report.

Water is a significant item in the budget. . Tucson Water's charges increased 5% this last year. The irrigation systems have to be replaced and upgraded at considerable cost. One alternative to the present system is that the responsibility for the watering of the front yards be returned to individual homeowners. A drip system with a control box for each house could be installed. One homeowner pointed out that this would shift the cost from the HOA, but would not necessarily reduce water use. . We should look to a more green concept and have more desert-friendly vegetation. We could get a professional opinion from Juan Barba and get bids from different companies. Kathy will ask Juan Barba and get a clear idea of the costs to be incurred. The emitters are not placed where they should be to water the trees. . Pam pointed out that it would cost thousands of dollars to modify the CC&Rs as written by the developer. A 2/3 majority vote of the homeowners is needed to change the CC&Rs. An electronic survey could be done of the homeowners.

#### Call to Audience/Homeowner input.

Allen reported that the Armory Park Group had knocked on his door with a petition. They want approval of a proposed traffic circle at 14<sup>th</sup> and 3<sup>rd</sup>. They need approval of 60% of the residents. If not, the stop sign at 14<sup>th</sup> will be removed. It was suggested that the Armory Park Group be invited to the lawn party on April 10<sup>th</sup>, but it was not clear who was going to extend the invitation.