

ARMORY PARK del SOL HOMEOWNER'S ASSOCIATION
Board of Directors Meeting Minutes
June 8, 2009 6:00 P.M.

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

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

Homeowners present: Joan Caruso, Alice Dance, Matt Fischler, Dolores & Paul Gohdes, Laura Kitchen, Allen Veaner, Mary Wells

AGENDA

I. Call to Order

President Mike Katz called the meeting to order at 6:00 p.m.____

II. Director's Comments None

III. Approval of Board Meeting Minutes

May 11, 2009 Board of Directors Meeting

A motion was made (Ken), seconded (Susan) and passed to approve the APdS Board of Directors May 11, 2009 Meeting Minutes as presented.

A motion was made (Ken), seconded (Carole), and passed to approve the APdS Board of Directors May 26, 2009 Meeting Minutes with the following exception: Under New Business Ken Shackman's motion # 2 should read "The Board may allow short term parking on the concrete driveway of each lot for the same duration as allowed for the guest parking areas as long as no part of the vehicle, i.e., tires or vehicle body, is encroaching into the street. The edge of the street shall be defined as the edge of the asphalt pavement."

IV. Reports

A) President's Report Mike Katz

- 1) Mike has several CAI booklets available for Board members to borrow.
- 2) Mike copied the APdS plat into a larger format for easier reading.

B) Treasurer's Report Ken Shackman

1. LMRI sent last month's Financial Statement earlier than usual, allowing Ken time to send the board copies of the report prior to tonight's meeting.
2. May's Financial Statement shows the budget appears to be stabilizing.

3. LMRI reduced their monthly fees to \$500 (with no reduction in services) following a recent meeting with Mike and Ken.
 4. LMRI is assisting the Board to recover approximately \$4,500 in “short fall” dues from John Wesley Miller Companies.
 5. Delinquency letters will be mailed to homeowners who have not paid their second quarter HOA fees.
 6. The Finance Committee met in May. They are pleased with cost-cutting measures the Board has implemented. The Committee is developing a spreadsheet for tracking water usage. The Committee is also developing ideas for the 2010 budget and trying to determine how much money the HOA should have in the reserve fund.
- C) **Architectural Review Committee** Matt Fischler
Matt reported a total of 1 request last month (automatically approved as per the Design Guidelines).
- D) **CC&R Enforcement** Ken Shackman
1. 8 open violations still exist regarding house paint/exterior upkeep.
 2. 19 open violations exist regarding weeds in rear yards (or in side yards that are visible from the street).
 3. Violations in guest parking areas are reduced and homeowners continue to receive letters as needed.
 4. Mike Katz commented that T.P.D. may issue tickets to cars parked in the wrong direction in visitor parking areas.
- E) **Transition Committee** Mike Katz
It appears that street repair work is beginning on the east side of APdS.
- F) **Safe & Clean Committee** Paul Gohdes
1. The Committee reports burned out light bulbs on a weekly basis to Kathy Heyl who then sends the information to AZ Proscapes.
 2. Committee members continue to pick up trash weekly in APdS.
 3. Allen Veaner shared information with the Committee from a recent workshop on graffiti he attended.
- G) **Landscape Committee** Dian Albright (not present)
1. Dian met with a landscape vendor who thought tree pruning could wait until winter. The vendor will submit a bid.
 2. Wanda & Bob Stauffacher have offered to pay an arborist for a one hour consultation regarding APdS trees.
 3. Landscape Guidelines are currently being written.
- H) **Social Committee** No report
There was general discussion as to whether the Social Committee should continue to exist as it currently does, or whether ad hoc committees could be

formed to plan the two yearly APdS functions (spring potluck and New Year's Eve progressive dinner). No decision was made.

V. Old Business

A) Home lighting inspection/replacement update

1. The HOA has purchased replacement light bulbs. AZ Proscapes is replacing burned out bulbs at a cost of \$15 per bulb.
2. Carole Baumgarten called LMRI about the house at 486 Historic St. The electricity is turned off, which means both garage and front yard lights are off. Carole will call LMRI again about this matter, as the board has concerns about the safety issue with lights out.

B) Landscaping

1. Mike Katz recently signed the contract for pre-emergent application to front yards and common areas. Ken noted the contract included applying pre-emergent to back yards, which the HOA did not intend. Kathy will contact Proscapes about this and determine if the cost should be less than the \$1800, or if the contract was simply worded incorrectly.
2. Kathy Heyl & Ken Shackman met with Dana & Matt Marchus 5/20/09 to discuss a number of ways to reduce monthly costs. AZ Proscapes has begun to cap emitters where there are no plants and to bury those lines. There was discussion of installing isolation valves at the north retention basin and in Ashley Park to allow turning off the irrigation to these two areas.

A motion was made (Ken), seconded (Carole), and passed unanimously to give Mike Katz authority to approve installation of isolation valves in Ashley Park and the north retention basin with the cost not to exceed \$500.

3. Last week AZ Proscapes removed a tree in the DeConcini front yard, after attempts to keep it upright failed. The homeowner was informed that no trees will be replaced in 2009 due to HOA budget constraints. The homeowner has asked if they could purchase a tree themselves and have it planted. The Board does not oppose this action provided the homeowner pays AZ Proscapes privately to have the tree planted, that the work be done on a day other than Tuesday (to eliminate the appearance of having this be HOA business), and that the homeowner notify the Landscape Committee of the type of tree they wish to plant, to determine that the tree is not on the list of prohibited trees.
4. It was questioned why Ashley Park is being watered in the middle of the day, which is generally thought of as the most inefficient time to water. AZ Proscapes has informed Kathy & Ken (at the 5/20 meeting) that irrigation occurs at approximately 11:00 p.m. to minimize water evaporation. Kathy will ask Proscapes why this is so.

C) Management Services

A motion was made (Carole), seconded (Ken) and passed unanimously approving the addendum to the LMRI contract, reducing the HOA monthly fees to \$500.

D) Parking Due to time constraints this topic is postponed until next month.

E) Future Board Meeting Dates – change to 3rd Monday of the month?

After a brief discussion it was decided not to change 2009 meeting dates. The board will consider changing dates in 2010 in order to allow Kim Rubly to attend some meetings.

VI. New Business

A. CC&R Non-compliance Policy/Delete Section I: Telephone Call/Meeting

After using the CC&R Non-compliance Policy for approximately six months, Ken Shackman believes the policy should be amended. The section discusses an initial telephone contact by the Lewis Management Association Manager followed by meeting with the CC&R Enforcement Committee. This is an inefficient use of the Association Manager's time, even when the homeowner's telephone number is available. This section also removes the "buffer" between the homeowner in violation and the Committee. Other HOA clients of Lewis Management have successfully used our CC&R non-compliance policy without the use of Section I.

Motion to remove Section I of the CC&R Non-compliance policy made (Ken), seconded (Kathy) and passed unanimously.

VII. Call to the Audience/Homeowner Input

Matt Fischler stated that AZ Proscapes trimmed the bushes in his yard while they were in bud which was premature.

Allen Veaner stated the noise coming from the apparent air conditioner of the warehouse on S. Toole was loud and persistent (24/7). Kathy Heyl has called T.P.D. who said it was not something they would deal with. She then called City Council member Steve Leal's office, whose staff was attempting to solve the problem. It has yet to be resolved, and the high-pitched noise persists.

VIII. Adjournment

A motion was made, seconded and passed to adjourn the meeting at 7:30 p.m.