

ARMORY PARK del SOL HOMEOWNER'S ASSOCIATION
Board of Directors Meeting Minutes
July 13, 2009 6:00 P.M.

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

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

Homeowners present: Alice Dance, Matt Fischler, Arpine Grenier, Allen Veaner

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

June 8, 2009 Board of Directors Meeting

A motion was made (Susan), seconded (Ken) and passed to approve the APdS Board of Directors June 8, 2009 Meeting Minutes as presented.

IV. Reports

A) President's Report Mike Katz

APdS was featured as a "green community" in the July, 2009 issue of the CAI Institute magazine.

B) Treasurer's Report/Finance Committee Ken Shackman

1. The figures from the June financial statements indicate the HOA deficit is decreasing.
2. As required, a compilation of financial statements (although not a full audit) was performed by a CPA. The accountant has been paid for this service.
3. As of June 30, total water costs (\$2500) remain higher than the budgeted amount for the first six months of the budget year (\$1800). Approximately \$5500 was spent in 2008. It is still possible to spend less than that amount in 2009.
4. LMRI met with John Wesley Miller and Georgia Schwartz regarding the more than \$4,000 in "short fall dues" the HOA believes it is owed. Mr. Miller and Ms. Schwartz deny that any of this money is owed to the HOA.
5. Only two homeowners are delinquent in their second quarter HOA dues.
6. The Finance Committee continues to track water use/cost. The committee members are exploring the adequacy of the reserve fund as they look toward

preparing the 2010 budget. The 2008 compilation will be made available on the listserv. This compilation is an annual legal requirement of the HOA.

7. Draft proposals for the 2010 HOA budget are being prepared.
 8. Mike Katz brought up the possibility of a homeowner-assessment dues increase beginning this fall, subject to homeowner approval.
- C) **Architectural Review Committee** Matt Fischler
Four requests were approved. One request was sent back for modification.
- D) **CC&R Enforcement** Ken Shackman
1. Unresolved weed non-compliance issues exist for 10 homeowner properties.
 2. Guest parking non-compliance issues are addressed as needed (the numbers have decreased).
 3. Eleven homeowner properties have unresolved non-compliance issues regarding exterior maintenance of houses and/or garages.
 4. Barking dogs continue to be a problem, and a course of action is being determined.
 5. A spreadsheet is being developed regarding improvements made by individual homeowners that were not approved by the Board, or were improperly documented on the LMRI database.
 6. Neighborhood inspections continue to be conducted monthly by committee members.
- E) **Transition Committee** Mike Katz
1. An engineering report was done (by a hydrologist) regarding APdS drainage. This is the first such report done in APdS, although it is an annual requirement.
 2. Street and sidewalk repair is underway as part of the city's requirement for acceptance of the maintenance of the streets.
- F) **Safe & Clean Committee** Paul Gohdes
1. Committee members continue weekly trash collection in common areas.
 2. Members monitor burned out light bulbs in the front yards and garages.
- G) **Landscape Committee** Dian Albright
1. The committee met with local arborist Juan Barba. He walked along 3rd Ave and provided his opinion on a variety of landscape issues (tree trimming, the fact that many trees have been planted in inappropriate places, etc.)
 2. The committee continues to work on Landscape Design Guidelines.
- H) **Social Committee** No report

V. **Old Business**

- A) Mike briefly reviewed the goals the board set for itself after the February election of officers.
- B) There was a brief discussion about creating an ad hoc committee to study the CC&Rs and Bylaws.
- C) Pre-emergent application to common areas including front yards (which are common areas) is scheduled to take place July 22. Individual homeowners may not opt out of this application.
- D) A motion was made (Kathy), seconded (Ken) and passed to table discussion of the parking issues carried over from the 6/8/09 agenda, due to time constraints.**

VI. New Business

- A) The Anderson hearing did not occur because Mr. Anderson was not present.
- B) Allen Veaner has agreed to edit a newsletter for APdS.
- C) There was discussion about three olive trees on the common area on Ott Street (near Codd Street). These trees frequently drop a large number of “fruit” which poses a risk to anyone walking on the sidewalk and, therefore, a potential liability to the association. **A motion was made (Ken), seconded (Kathy) and passed to have Arizona Proscapes remove these trees.**
- D) Ken Shackman asked the board to consider the need for installing a barrier handrail along the newly constructed sidewalk between Downtown and Historic Streets. Mike will ask John Wesley Miller about installing the handrail at his expense, since Mr. Miller constructed the sidewalk immediately adjacent to a drainage channel.

VII. Call to the Audience/Homeowner Input

Arpine Grenier discussed problems related to a three large trees planted on Union Pacific Ave. next to her house.

VIII. Adjournment

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