

**Armory Park del Sol HOMEOWNER'S ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**April 27, 2009 5:30 P.M.**

**Location: Armory Park Senior Center (Quiet Room)**  
**220S. 5<sup>th</sup> Avenue, Tucson, AZ 85701**

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

**Homeowners present: Dian Albright, Bob Fay, Matt Fischler, Allen Veaner, Mary Wells**

**AGENDA**

**I. Call to Order**

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

**II. Director's Comments**

Mike suggested that since Tanis Duncan's letter arrived today, the board should have more time to read and understand the material prior to discussion of certain legal issues relating to landscape issues.

**III. Approval of Board Meeting Minutes**

April 13, 2009 Board of Directors Meeting

**A motion was made (Ken), seconded (Susan) and passed to approve the Armory Park del Sol (APdS) Board of Directors April 13, 2009 Meeting Minutes as presented with the following corrections/additions/changes:**

1. Although we have the use of the Armory Park Senior Center Quiet Room beginning at 5:30 p.m., most board meeting times will begin at 6:00 p.m. unless otherwise noted.
2. The minutes do not reflect the fact that the board began to discuss issues related to Landscaping.
3. In VI. (New Business) the sentence "Note: Services primarily involved the 2009 Annual Meeting and transition to a homeowner-controlled Board of Directors." should be deleted.

**IV. Reports**

**A) President's Report** Mike Katz Mike had a phone conversation last week with John Wesley Miller regarding the streets and drainage issues. Mr. Miller reported that progress was being made, and a report should be forthcoming. Mike will continue to contact Mr. Miller on a weekly basis, to facilitate a timely transition.

**B) Treasurer's Report** Ken Shackman

1. Ken reported that expenses are over budget and continue to grow, requiring cost-cutting measures. Mike asked whether Gail Wikel had looked into a) the \$4000 invoiced to JWM, and b) repair of the irrigation damage caused by employees of John Wesley Miller, but billed to the HOA. These issues are pending.

2. Ken spoke with the LMRI employee who prepares the financial reports. As it currently stands, LMRI reports are not in sync with board meeting dates, and there may be months when the financial reports are not prepared prior to the board meetings. Carol commented that since most of these are fixed costs, it should not negatively impact that month's board meeting. Therefore it was decided not to change the current schedule of monthly board meetings.

3. The Financial Committee currently consists of Ken Shackman, Dave Mewhirter and Pat Crooks.

**C) Architectural Review Committee** No report

**D) CC&R Enforcement** No report

**E) Transition Committee** No report

**F) Safe & Clean Committee** No report

**G) Landscape Committee** No report

**H) Social Committee** No report

**V. Old Business**

A) Union Pacific lighting: Ken reported the utility poles were delivered last week. Installation and hook-up should occur this week.

B) Home lighting inspection, replacement: Carole reported that Safe & Clean Committee will do monthly inspections for burned out bulbs on each garage. Kathy will inquire as to whether AZ Proscapes will do the bulb changing at a fixed cost per house, as Proscapes is here weekly, and has a ladder on their truck. HOA will provide the bulbs.

**VI. New Business**

A. Dian Albright has agreed to be the Landscape Committee's new chair, effective immediately.

B. A number of cost-cutting measures are a result of the Finance Committee's discussions (see attached).

C. A motion was made (Carole), seconded (Susan) and passed to immediately begin to implement #1 and #5 of Ken's cost-cutting measures.

D. A motion was made (Kathy), seconded (Carole) and passed to arrange a meeting between the Landscape Committee and AZ Proscapes, to determine how we can best/easily/safely conserve water in APdS landscape use.

E. A motion was made (Carole), seconded (Ken) and passed to ask LMRI how we might reduce our monthly LMRI expenses to \$500.

F. There was a discussion about cost-saving measures regarding Ashley Park's landscape needs. A motion was made (Susan), seconded (Carole) and passed to inform AZ Proscapes that APdS will not have the grass at Ashley Park aerated, de-thatched or over-seeded with winter rye this year.

G. A motion was made (Carole), seconded (Ken) and passed that, because of budget constraints, no plants or trees would be replaced in any APdS areas in 2009.

H. The Landscape Committee will create Landscape Guidelines, and this will include a list of prohibited plants.

I. A motion was made (Ken), seconded (Carole) and passed to ask AZ Proscapes for an estimate to apply a pre-emergent to all areas except the fronts of all homes.

J. The board would like to acknowledge the work of Pat Crooks and Dave Mewhirter of the Finance Committee for their work with Ken Shackman on cost-cutting measures.

## **VII. Call to the Audience/Homeowner Input**

Dian Albright asked about how the fronts of yards will be kept weed-free if no pre-emergent is applied. AZ Proscapes is charged with keeping weeds under control, so they will be expected to continue this during monsoon season, even if no pre-emergent is applied to front yard areas.

## **VIII. Adjournment**

A motion was made, seconded and passed to adjourn the meeting at 7:25 p.m.