

ARMORY PARK del SOL HOMEOWNER'S ASSOCIATION
Board of Directors Meeting Minutes
August 10, 2009 6:00 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

Homeowners present: Dian Albright, Matt Fischler, Arpine Grenier, Wanda Stauffacher, Bob Stauffacher, Allen Veaner, Mary Wells, Laurel Wilkening

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

July 13, 2009 Board of Directors Meeting

A motion was made (Kathy), seconded (Susan) and passed to approve the APdS Board of Directors July 13, 2009 Meeting Minutes as presented.

IV. Reports

A) President's Report Mike Katz

APdS repairs continue in preparation for the city to accept APdS streets for maintenance.

B) Treasurer's Report/Finance Committee Ken Shackman (not present)

LMRI monthly financial statements were not available in time for this meeting.

C) Architectural Review Committee Matt Fischler

One request approved, a second request by the same homeowner denied.

D) CC&R Enforcement Ken Shackman (not present)

1. Weeds continue to be a problem in rear yards.
2. Barking dogs remain a problem; committee attempting to find a solution.
3. A spreadsheet is being developed to track documented improvements.

E) Transition Committee Mike Katz

See President's report above

F) Safe & Clean Committee Paul Gohdes (not present)
No new report, ongoing trash pick-up & light bulb monitoring.

G) Landscape Committee Dian Albright

1. One homeowner request yet to be reviewed, another homeowner request has been approved.
2. The list of prohibited plants is complete and will be incorporated in the Landscape Design Guidelines.

H) CC&R Revision Committee Susan Klement
Hal Myers and Paul Gohdes have agreed to be members.

V. Old Business

A) Landscaping

1. Pre-emergent application is complete.
2. Homeowner special requests for Common Area plantings: There are occasional special requests by homeowners regarding trees/shrubs in front yards (which are actually common areas). Kathy reminded all that when the Landscape Committee first met with Arizona Proscapes (March, 2009) it was agreed that it would be impossible to accommodate requests for “boutique gardening”. Mike reminded everyone that the contract for landscape service is between Arizona Proscapes and the HOA, not individual homeowners.
3. Phil Moody front yard: Mr. Moody’s house has no irrigation or vegetation. The house has features that do not appear to be consistent with other APdS homes, and is not universally accessible. Carole will ask Lewis Management about these issues.

B) Hearing: Mr. Anderson Mr. Anderson was not present, therefore the board delayed the hearing. There was discussion about the weeds and the accumulation of dog waste that continue to be a problem in Mr. Anderson’s side and rear yards. Wanda & Bob Stauffacher have offered to contact the homeowner about the weeds issue, in hopes that it will facilitate compliance.

VI. New Business

A) Plant removal/replacement on Common Area

Two homeowners (Ms. Grenier & Ms. Trujillo) have recently contacted the board or made a request to plant in areas that are in easements, right-of-ways or in common areas.

There was considerable discussion among board members and homeowners (including most members of the Landscape Committee who were present) about this matter. The major concerns are the current and future problems caused by trees & shrubs originally planted too close to houses, walls, sidewalks and streets. The board understands the emotional issues that

surround landscaping. Board members are committed to doing what is best for the HOA as a whole, and acknowledge that there will be times when doing what is best for the HOA conflicts with the wishes of an individual homeowner.

A motion was made (Kathy), seconded (Susan), and passed unanimously as follows:

“When trees/bushes/shrubs etc. are removed from easements, right-of-ways and along common walls there will be no replacement plantings. Irrigation to those areas will be removed. The Landscape Committee may decide to plant appropriate sized desert vegetation (that does not require irrigation or pruning) in those areas, but individual homeowners can not plant anything in the above areas.”

B) CC&R Enforcement

There has been concern by homeowners about letters sent to them by Lewis Management. The board has agreed to give more direction to members of the CC&R Committee.

VII. Call to the Audience/Homeowner Input: No additional comments were made.

VIII. Date for the next board meeting: August 25 @ 5:30 (walking meeting in the neighborhood). Ashley Park is the location for starting the meeting. All homeowners are encouraged to attend.

IX. Adjournment

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