

ARMORY PARK del SOL HOMEOWNER'S ASSOCIATION
Board of Directors Meeting Minutes
February 8, 2010 5:30 P.M.

Location: Armory Park Senior Center
220 S. 5th Avenue, Tucson, 85701

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

Homeowners present: Matt Fischler, Allen Veaner

AGENDA

I. Call to Order

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

II. Director's Comments none

III. Approval of Board Meeting Minutes

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

IV. Reports

A) President's Report Mike Katz no report

B) Treasurer's Report/Finance Committee Ken Shackman

1. As of 1/31/10, the budget shows a \$600 surplus, although it is noted that the January bill for irrigation water has not been received.
2. As of 1/31/10, eight homeowners are delinquent in their HOA dues, two of whom are delinquent more than one quarter.
3. The Finance Committee continues to discuss the use of the Reserves account.
4. The Finance Committee discussed efforts to write RFPs (Request for Proposals), related to tree trimming and tree removal. The committee also discussed the repair of the masonry common walls, and the replacement of the front yard light poles.

C) Architectural Review Committee Matt Fischler

One homeowner submitted several requests, all of which were approved.

D) CC&R Compliance Committee Ken Shackman

1. The committee continues to meet monthly. Several new members have recently joined the committee.

2. There is one instance of a homeowner using guest parking.
3. There are seven properties not in compliance regarding the exterior maintenance of the house and/or garage. Several Friendly Reminder or Notice of Violation letters have been sent by Lewis Management.

E) Transition Committee Mike Katz

Ken Bade informed Mike that the SWPPP (Storm Water Pollution Prevention Plan) report should not delay the final transition of the HOA to homeowner control. There are some financial issues that may delay the final transition, however.

A motion was made (Susan), seconded (Kathy), and passed unanimously to instruct Arizona Proscapes to remove the hay bales surrounding the two drainage basins in the north retention basin the next time Proscapes works in that area.

F) Safe & Clean Committee no report

G) Landscape Committee no report

H) Governing Documents Revision Committee Susan Klement

Susan is in the process of transforming the governing documents into a machine-readable format.

I) Nominating Committee Carole Baumgarten (information submitted prior to meeting)

The committee has presented a slate of candidates for Board positions. The candidates are Matt Fischler, Mike Katz, Susan Klement, Ken Shackman, and Brad Stroup. Nominations from the floor are also permitted at the 2/22 Annual Meeting.

V. Old Business

A) Mr. Moody home, landscape update

The CCR Committee will provide Lewis Management with a letter that lists issues that remain out of compliance. The board is also seeking guidance from the Association Manager.

B) Landscaping Guidelines status and update

- 1) There is agreement that revision of this document is needed. The new board will address these revisions.
- 2) Kathy will identify those locations where fountain grass is planted in the common areas.

C) Light Poles

One pole has been removed because it fell over last month. There continues to be discussion of how to replace defective light poles. Cost and quality of the replacement options continue to be explored.

D) Common Wall Repair

The Finance Committee is investigating possible options to address the issue, including creating a priority list of walls in need of repair.

E) Irrigation Emitter Capping Update

There was discussion of possible options for reducing water use. Kathy will email Matt Marchus of Arizona Proscapes, to again ask for viable options to reduce water use.

F) Arizona Proscapes Contract 2010

A signed contract has been sent to the vendor.

G) Tree Pruning Proposals

Ken Shackman is in the process of preparing two different proposals based on a template used by the state of Arkansas. One is for a tree service contractor, the other is for the certified arborist. It is agreed that a certified arborist should be hired to serve as the inspector/project manager for the HOA. The trees will need to be prioritized to determine which trees need to be pruned first.

H) Election Planning

1. Although Kim Rubly has a prior commitment, there will be a Lewis Management staff member at the Annual Meeting.
2. Homeowners may ask questions of any candidate running for election.
3. A Tellers' Committee will be created from homeowners present at the meeting.
4. Any homeowner nominated from the floor will be required to state their qualifications, as other nominees have already done in writing.

I) February 22 Annual Meeting Planning

Carole will coordinate the refreshments for the meeting.

VI. New Business none

VII. Call to the Audience/Homeowner Input: no specific questions/comments

VIII. Date for the next board meeting: March 15, 2010

Beginning in March, all monthly Board Meetings will take place on the 3rd Monday of each month.

IX. Adjournment

A motion was made (Susan), seconded (Kathy) and passed unanimously to adjourn the meeting at 7:15 p.m.