

ARMORY PARK del SOL HOMEOWNER'S ASSOCIATION
Board of Directors Meeting Minutes
January 11, 2010 5:30 P.M.

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

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

Homeowners present: Carol Bender, Darryl DeShurley, Matt Fischler, Wanda Stauffacher, Bob Stauffacher, 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 December 14, 2009 Meeting Minutes as presented.

A motion was made (Susan), seconded (Ken) and passed unanimously to accept the minutes of the November 19, 2009 Special Meeting with corrected numbers for the vote on both the quorum change and the percentage raise of annual dues, which were both 61:3.

IV. Reports

A) President's Report Mike Katz no report

B) Treasurer's Report/Finance Committee Ken Shackman

1. The December Financial Statements showed a budget surplus of \$175. This is the result of being able to reclassify some of the 2009 HOA operating expenses so that they could be paid using the Reserves. Mike and Ken met with the Lewis Management staff on 12/21/09 to discuss the reclassifications. All parties were satisfied that these reclassifications satisfy the CC&Rs. Since January 1, 20210 two additional 2009 invoices arrived have arrived and were paid, creating a \$125 deficit.
2. The amount spent on irrigation in 2009 was approximately \$5100.
3. Four homeowners are behind in their HOA dues.

4. The Finance Committee met 12/28, and discussed the use of the Reserves to balance the 2009 account, the proposal to repair the masonry common walls, and other issues affecting the budget.

C) Architectural Review Committee Matt Fischler
One request for a gate was received and approved.

D) CC&R Compliance Committee Ken Shackman
1. Seven homes currently need work done to the exterior.

A motion was made (Susan), seconded (Carole), and passed unanimously to send a notice of violation to the owner of Lot 92, regarding painting of the exterior of the garage.

2. There is one instance of a homeowner using guest parking.

E) Transition Committee Mike Katz
The Storm Water report and subsequent sign-off by John Wesley Miller is still pending

F) Safe & Clean Committee no report

G) Landscape Committee no report

H) Governing Documents Revision Committee no report

I) Nominating Committee
The committee consists of Carole Baumgarten, Paul Gohdes and Mary Kay Pierce. The committee will meet next week, and is expected to have a slate of homeowners to recommend by the February 8 Board Meeting.

V. Old Business

A) Member non-compliance updates

1. **Mr. Anderson Dog Waste Violation**

The City of Tucson is now involved in monitoring this issue.

2. **Mr. Moody home & landscape update**

A sidewalk has been installed to the front door of the property.

B) Landscaping Guidelines status and update

There is general agreement that revision of this document is needed.

C) Skinner tree trimming update

It has been determined that the tree in question was planted by John Wesley Miller, and has been trimmed in the past by HOA contracted landscapers.

Any future attention to the tree will be considered an HOA expense. A minimal amount of trimming was recently done to keep the branches from damaging Mr. Skinner's roof.

D) Light Poles

Mike and Susan inspected all of the front light poles this past month. The majority of them show signs of rusting to varying degrees. The warranty for the poles, which were obtained from Sun Lighting, was one year. One of the suppliers of the poles is out of business, and the other has discontinued carrying the same pole. One APdS light post is currently on the ground, and another is in need of replacement.

A motion was made (Carole), seconded (Ken), and passed unanimously to remove the pole at Lot 76, and to have the electricity turned off.

Carol will contact Phil Moody to see if he is able to do this ASAP. Matt Fischler offered to check to see what other materials might be used for light poles.

E) Common Wall repair update

1. The HOA is awaiting a list of possible vendors from Lewis Management.
2. The Finance Committee discussed a number of issues/questions about the cost and liability related to wall repairs.
3. Carol and Kathy will arrange a time to walk with a representative of Famosa Maonry, in an attempt to prioritize the repairs, and to discuss the possible causes of the cracking.

It was decided that the issues of the Light Poles and the Wall Repairs should be discussed at the Annual Meeting in February, due to the potential cost of both problems.

F) Irrigation emitter capping

Arizona Proscapes will be asked to turn on the irrigation by sections, in an attempt to identify any underground leaks. They will also be asked if we are actually saving money by capping emitters that have no plants present, or if that only increases the volume of water being delivered to other emitters that drip on plants. Kathy will ask Proscapes both of these questions.

G) Election planning

A proxy form will go out to the homeowners, along with a notice of the meeting, and the slate of homeowners running for office.

H) Annual Meeting planning – February 22

Carol will check with Lewis Management about whether or not homeowners who are behind in their dues can run for office and/or vote at the meeting.

There will be a motion to amend article 2.11, which reads, Voting. The voting provisions for the Association are set forth in the Declaration, to read:

2.11. Voting. The voting provisions for the Association are set forth in the Declaration, except that members who are more than 120 days in arrears for either dues or fines may not vote at the meetings or stand for office.

VI. New Business

A) Arizona Proscapes contract 2010

Arizona Proscapes has agreed to contract with the HOA for the next year's services, with no increase in fees.

A motion was made (Susan), seconded (Ken), and passed unanimously to accept the bid by Arizona Proscapes.

B) Tree Trimming Bids

Ken will spearhead a group to discuss future needs for trimming large trees.

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

VIII. Date for the next board meeting: February 8, 2010

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

IX. Adjournment

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