

**Armory Park del Sol Homeowners Association
Board of Directors Meeting Minutes
March 9, 2009**

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

Present:

Board members present were Carole Baumgarten, Kathy Heyl, Mike Katz, Susan Klement and Ken Shackman, which constituted a quorum. Homeowners present were Allen Veaner, Dolores & Paul Gohdes and John Heyl.

Excused: None

I. Call to Order

President Mike Katz called the meeting to order at 6:00 p.m.

II. Directors Comments

None

III. Approval of Board of Directors Meeting Minutes

February 9, 2009 Board of Directors Meeting

A motion was made, seconded and passed to approve the Armory Park del Sol (APdS) Board of Directors February 9, 2009 Meeting Minutes as presented.

February 25, 2009 Board of Directors Organizational Meeting

A motion was made, seconded and passed to approve the February 25, 2009 APdS Board of Directors Organizational Meeting Minutes as presented.

IV. Reports

- **President** Mike Katz
 - The new Board has pledged transparency as one of its goals.
 - The Board needs to examine the 2009 Armory Park del Sol Budget passed in Oct. 2008 with an eye to predicted expenses, particularly water usage.
 - Next year's budget will need to address general maintenance and repairs, particularly of the irrigation equipment.

- **Treasurer** Ken Shackman
 - Ken stated that the January 2009 financial reports were approved at the 2/9/09 Board of Directors meeting.
 - Ken has spoken with Manager Gail Wikel regarding a need to arrange a future meeting with Lewis Management's accountant. The Board agrees that the double entry accounting process (accrual) used by LMRI is not readily understood.
 - There was general discussion about the possibility of expenses being over-budget, how this could be prevented and the use of Association Reserves.

- There was discussion about delinquent homeowners' dues (assessments) and associated fees.
 - Would there be more impact if delinquent homeowners received a letter from the Board, as opposed to a letter from LMRI?
 - There was discussion about the Board sending out quarterly reminders to all homeowners before the Association assessments are due.

- **Architectural Review Committee** No report
- **CC&R Enforcement Committee** No report
- **Transition Committee** No report
- **Clean & Safe Committee** No report
- **Landscape Committee** No report
- **Social Committee** No report

V. **Old Business** None

VI. **New Business**

Board Meeting Organization

Due to the time constraints of using Armory Park Senior Center, the importance of calling monthly Board meetings to order promptly at 6:00 p.m. was stressed. If a lengthy meeting is anticipated, a 5:30 p.m. start time may be necessary.

Committees

A general discussion took place as to:

- Whether any additional committees are needed
- Whether the structure of any existing committees needs to be changed.
- Whether Board members should be committee chairs.

It was generally agreed that it would be beneficial if more homeowners would serve on committees and agree to chair committees. This would serve as a means to groom future Board members.

Landscape Committee Chair

There was discussion about the possibility of a current Landscape Committee member being willing to serve as chairperson the committee, although no one has volunteered. There is a need to recruit new Landscape Committee members and a new chairperson. The April Board of Directors meeting will focus on landscape issues.

Insurance – Schedule Site Tour with Agent

We will make an appointment for this tour as soon as possible.

Arizona Proscapes – Scheduled Meeting with Vendor

Kathy Heyl and Susan Klement will meet with AZ Proscapes 3/11. Members of the Landscape Committee are invited, as is Laurel Wilkening. This meeting precedes the 3/15 date when AZ Proscapes' contract begins. We will advise AZ Proscapes that its staff members must accept instructions only from Board members.

Attorney

The Board discussed the need for the Association to have access to legal counsel. Since Tanis Duncan has been advising the Transition Committee, she would be a logical candidate. Determination of Ms. Duncan's conditions and requirements are needed before the Board will make a decision.

Website Domain

At the 3/6/2009 CC&R Committee, John Wesley Miller reported that the **armoryparkdelsol.com** web domain name was about to expire but that he would instruct Georgia Schwartz to pay the \$100 annual fee needed to retain the domain name. The Board needs to decide if this domain is useful; if so, the HOA will reimburse Mr. Miller.

A motion was made, seconded and passed to have Dave Mewhirter determine what the \$100 fee provides.

Board Goal Setting

The Board discussed the need for setting short and long-range goals for this year. Ken Shackman provided a draft of potential goals for 2009 for the Board to consider.

VII. Call to the Audience/Homeowner Input

- Paul Gohdes suggested the Board not get lost in some of the details, as they relate to Landscape Committee issues. The priority for the majority of homeowners is to eliminate weeds from the front yards and Common Areas.
- Allen Veaner reminded all that the burning of weeds is strictly prohibited.

VIII Adjournment

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

Respectfully submitted,

Kathy Heyl
Secretary for the Armory Park del Sol Board of Directors

Approved _____ Date _____
Armory Park del Sol Board of Directors Officer