

Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Thursday, September 5, 2019, 5:30 p.m.
St. Andrews Episcopal Church – 545 S. 5th Avenue, Tucson, AZ 85701

Call to Order and Introductions:

Board President Mike Katz called the meeting to order at 5:32 p.m.

Present:

Mike Katz -President

Priya Okun -Vice President

John Heyl –Treasurer

Shirley McGhee -Director

Absent: Greg Bedinger - Secretary

Management & Minute Taker: Melinda Ford – Cadden Community Management

Guests: Juan Barba (Arborist), Parker Filer (U of A) and Clay McColley Smith (Landscape)

Homeowners: List Filed at Cadden Management

The meeting is to approve the minutes, review financials and address the tree maintenance. All other items can be discussed at the next regular Board meeting.

Minutes of July 15, 2019:

The Board reviewed the July 15, 2019 minutes and after discussion: Priya Okun moved to approve with corrections – the motion was seconded - all in favor - motion carried.

President's Report: Nothing to report.

Treasurer's Report:

John Heyl reported on the financials for July and August 2019 and distributed his report.

**APdS HOA Treasurer's Report – APdS HOA Treasurer's Report –
September 5, 2019**

1. **July-August 2019 Operating Account Revenue and Expenses** remain consistent with past fiscal year data with quarterly dues assessments logged in July. With the final irrigation replacement (Zone 5) payment out of the General Reserve account, the General Reserve account is at very low levels (\$4,327). After the October dues payments, it will be possible to rebuild the General Reserve account while maintaining substantial funds in the irrigation replacement account. The initial irrigation replacement payment for Zone 9 can be made in November-December, with the final payment in January 2020.
2. **Quarterly dues delinquencies** have remained high (at \$8640).
3. **Monitoring Reserve Special Projects Account:** Zone 5 (Codd St.-Laos St. walkway) of the irrigation replacement project is completed and only Zone 9 (Downtown-Anatole walkway) remains. Zone 9 work will begin in November-December with completion in January.
4. **Ongoing issues:** (1) Tree pruning and tree removal/replacement will be an increasing cost in coming years; the 2019 budget for tree maintenance is \$10,000. Arborist Juan Barba, Parker Filer (U of A) and Clay Smith (APdS landscaping), will make presentations to the HOA Board on September 5 to help clarify the status of APdS trees and tree maintenance issues. (2) Replacement and/or repainting of aging and/or unsteady front yard poles and light fixtures will continue. The 2019 proposed budget line for this purpose is \$1,000. The manager is exploring the possibility of volunteer labor for this purpose provided through a local non-profit. (3) An estimated cost for the proposed painting of the wall along the south and eastern edge of APdS is not available as of this report.

Guest: Juan Barba spoke about the aging of the community and how important the trees are to the community. The cost for tree trimming will increase in the next year due to the height of the trees. There are a few Palo Verdes that will be removed but most have a few more years before they need to be removed. The HOA needs to then consider planting additional trees once removed.

Guest: Parker Filer reported on the aging of the trees and how important they are to the community. During his walk through he stated that the trees are an asset to our community and very well maintained.

Guest: Clay, with McColley Smith, reported on the pre-emergent spraying, saying they only use a pre-emergent spray at the walkways and a water substance with it. The time frame is about 2-3 hours that would be a concern (for contamination of pets and children if they came in contact). If we want to go with an organic pre-emergent, the cost will almost double.

Juan, Parker and Clay continued to answer homeowner questions.

Manager's Report: Nothing to report.

Architectural Review Committee: Nothing to report.

Committee Reports:

CC & R's Compliance Committee: Nothing to report.

Clean and Safe Committee: Nothing to report.

CC&R's Review Update: Nothing to report.

Landscaping Committee: Nothing to report.

Hospitality Committee: Nothing to report.

New Business: None

Homeowner Input: None

Adjournment:

The meeting was adjourned at 7:25 pm

Next Meeting: October 16, 2019 Budget meeting at St. Andrews Episcopal Church, 545 S 5th Avenue.