

**ARMORY PARK DEL SOL (APdS) HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
February 17, 2020 @ 6:00 p.m.  
St. Andrew's Episcopal Church  
545 South 5<sup>th</sup> Avenue**

**Call to Order/Establish Quorum**

The Annual meeting was called to order by President Mike Katz at 6:00 p.m. A quorum was established with 43 ballots returned.

**Present:** Mike Katz - President  
Priya Okun -Vice President  
Greg Bedinger, Secretary  
John Heyl – Treasurer  
Shirley McGhee - Director

Melinda Ford, Community Manager representing Cadden Management

**Introductions:** Board members and all homeowners in attendance introduced themselves and stated the colors of their homes.

**Guest:** David Bachman-William, President of the Armory Park Neighborhood Association (APNA)

As the long time President of APNA, David noted the positive relationship between APNA and APdS and expressed hope that it will continue. He also discussed the following items:

- APNA is concerned with and follows closely how the city of Tucson manages development and its effect on APNA. They also have an ongoing relationship with the police department about neighborhood crime concerns.
- APNA is currently monitoring the proposed upgrade of Armory Park by Rio Nuevo.
- The AP home tour is scheduled for March 22, 2020. All proceeds go to Neighbors Feeding Neighbors. Volunteers are welcome and needed.
- APNA volunteers decorate the traffic circles in AP. One circle needs a volunteer.
- APdS residents who are interested in the APNA list serve may contact Susan Klement for more information. Those wishing to join APNA can find information on their web site: [armoryparktucson.org](http://armoryparktucson.org)

**Guest:** Clay Smith of McColley Smith Landscape

Shirley McGhee introduced Clay Smith from McColley Smith Landscape. Clay noted the current focus of their activities:

- They are finishing up the new irrigation system, which will be followed by new gravel in zone 9 (Anatole/Downtown).
- They will spray pre-emergent for weed control during February. Clay noted that they focus on main sidewalks, not sidewalks up to homes. They use a very limited

amount of herbicide and focus on certain zones, such as the drain basin and the area next to ABC Supply. The fertilizer is natural and they use less each year. Homeowners who do not want spray on/near their lots should contact Shirley McGhee.

- In March, the crew will start spring pruning and fertilizing, with strong trimming anticipated. This will include cactus trimming where corners views are blocked.

Mike noted that our landscaping has become dramatically better since McColley Smith began working with us four years ago.

### **Approval of Minutes of 2019 Annual Meeting**

The 2019 Annual HOA Meeting minutes were approved by ballot as submitted.

### **President's Report: Mike Katz**

Mike went over his annual report (a separate written President's Report is part of this record and is posted on our HOA website) and emphasized that the HOA is a strong, viable and stable organization.

### **Finances: John Heyl**

John went over his annual report (a separate written Treasurer's Report is included in the President's Report, which is posted on our HOA website). In addition, John discussed the following items:

- The HOA's budget is approximately \$105,000. At the end of 2019, we are in good shape, although the board will be working on rebuilding our reserve funds after the completion of the irrigation project.
- The HOA managed the replacement of the irrigation system over the past several years. The project is near completion and has cost approximately \$100,000. This is the biggest project the HOA has undertaken, and it has been done without special assessments. It has resulted in the reduction of our water bill and has an expected life of 10 to 15 years.

### **CC&R Committee Report: John Heyl**

John went over his annual report (a separate written CC&R Committee Report is included in the President's Report, which is posted on our HOA website). In addition, John reminded homeowners that any prospective changes to the outside of their property that will be visible from streets or walkways must be approved in advance of making the change. Pre-approvals should be submitted 30 days in advance to the Landscaping or Architectural Review committees as appropriate.

### **Landscaping Committee: Shirley McGhee and Tom Skinner, co-chairs**

Shirley went over her annual report (a separate written Landscaping Committee Report is included in the President's Report, which is posted on our HOA website). In addition, Shirley discussed the concern that our long-time arborist is nearing retirement. We are looking for a new arborist.

**Architectural Review Committee:** Matt Fischler

Matt went over his annual report (a separate written Architectural Review Committee Report is included in the President's Report, which is posted on our HOA website). In addition, Matt reminded homeowners that any prospective changes to the outside of their property that will be visible from streets or walkways must be approved in advance of making the change. Pre-approvals should be submitted 30 days in advance to the Architectural Review committee.

**Safe and Clean Committee:** Carole Baumgarten

Carole went over her annual report (a separate written Safe and Clean Committee Report is included in the President's Report, which is posted on our HOA website). In addition, Carole emphasized the following items.

- She urged homeowners to go out their front doors on a regular basis to check for flyers, etc. Otherwise, it appears that no one is home.
- She also encouraged everyone to check to see if their external lights are working. In some cases, garage lights are on all day, which may be due to a faulty or dirty sensor. Sensors are located under the electric box for the home.

**Neighborhood Map and Directory:** Susan Klement

Susan reported that the revised neighborhood map and directory has been submitted to the president for distribution. It should be released soon.

**Hospitality Committee:** Priya Okun

Priya went over her annual report (a separate written Hospitality Committee Report is included in the President's Report, which is posted on our HOA website). In addition, Priya expressed special thanks to Susan Klement for her dedication to the committee.

**Election of the 2020 Board of Directors:** Melinda Ford announced the members for the 2020 board: Mike Katz, Shirley McGhee, Priya Okun, Michael Radcliff and Beth Murphy.

Mike Katz recognized and thanked John Heyl, outgoing Treasurer, and Greg Bedinger, outgoing Secretary, for their service to the board and community.

**Homeowners' Questions and Comments**

Mike Katz requested a discussion on parking, which is an ongoing issue in the community. In 2016, the board redefined the parking rules. He and the board are discussing whether further work is needed on this issue. Homeowners mentioned the following points.

- Some homeowners chronically overuse the guest parking areas. This includes long-term "guests" and the homeowner's own personal use.
- From time to time, homeowners need to park in guest areas overnight and need the flexibility to do so. Email notices on our listserve are helpful in clarifying this type of use.
- We should not lift the parking regulations so that we still have parking for guests. If we do not enforce the regulations, residents will begin to park permanently in the guest areas.

- The board is not seeking to lift the parking regulations, but at the same time needs to fulfill its oversight responsibilities.
- When homeowners use the guest areas for other purposes, they should be more mindful about notifying the community on the listserve. While some are careful about doing this, many are not. We need more cooperation and communication.
- The regulations allow for parking one vehicle on east 3<sup>rd</sup> St and north 16<sup>th</sup> St. This should not be used instead of the homeowner's garage.
- Some drivers do not park in the right direction. (This is a city issue; drivers can be ticketed.)
- Are our streets public or private roads? Can we legally regulate parking?

Mike stated that the board would continue to discuss these issues.

Adjournment: 7:41PM