

**Armory Park Del Sol Homeowners Association  
2008 Annual Meeting Minutes  
January 12, 2008**

The Annual Meeting of the Armory Park Del Sol Homeowners Association was held on January 12, 2008 at 9:30 a.m. at the Armory Park Senior Center, 220 South 5<sup>th</sup> Avenue, Tucson, AZ. Board member present was John Wesley Miller. Absent were Georgia Schwartz and Luis Figueroa. Representing Lewis Management Resources (LMR) were Ken Bade and Shannon Crist. Also attending were Michelle Miller and landscaping architect, Gordon Darby.

**Call to Order**

The meeting was called to order at 9:30 a.m.

**Determination of Quorum**

- Quorum was attained with 36 Homeowners represented in person and by absentee ballot.

**Introductions**

- Assistant Manager Shannon Crist was introduced to those present.

**Community Update**

President's Report John Wesley Miller

- Our development is one of the most energy efficient in the world.
- We are the most water-conserving project in Pima County. Saving water saves energy.
- A prize will be awarded to the top three homes with energy conservation.
- A prize will also be awarded for the home that conserves the most water.
- Alice Dance was appointed to the Social Chairman.
- Committee Chairpersons are: Ken Shackman (CC&Rs Enforcement), Matt Fischler (Architectural Review Committee), Carole Baumgarten (Clean & Safe) and Laurel Wilkening (Landscaping).

CC&R Enforcement Ken Shackman

- The Committee has been in place for eight months.
- The Committee has addressed issues of completion of the landscaping as required by the Association documents, inappropriate use of property and residents parking in guest parking.
- The Design Guidelines were provided to all Homeowners and created some concerns. The Committee will be reviewing those concerns over the next few months.

Landscaping Laurel Wilkening

- The Committee was very active last year.
- Interested Homeowners were encouraged to join the Committee.
- The Developer was invited to meet with the Committee to discuss the vision for landscaping the common areas.
- Species from surrounding areas were incorporated into the landscaping to extend color.
- The Committee's landscaping suggestions were incorporated into the Design Guidelines.

- The Committee assisted in defining landscaping to finish the back areas.
- A lot of trees were lost during the monsoon. The Groundskeeper arborist was consulted for ways to avoid tree loss.
- An arborist with Trees for Tucson reviewed the Association and provided recommendations.
- The Groundskeeper is to provide a list for smaller trees.
- Appreciation was expressed to everyone that participated with the Landscaping Committee.

### Construction Status Report

- One home will be built on the two lots behind the construction office, Lots # 59 & 60.
- There are two lots on 3rd Avenue, 6 & 7 that have not been built out.
- Transition of the Association to Homeowner control is anticipated by the end of the year.

### **Homeowner Forum – Questions & Comments**

- The 2008 assessments were increased the maximum amount allowed without a vote of the Homeowners. In comparing the 2007 and 2008 Budget, it appears the increase is going to landscaping.

***The Board worked toward keeping expenses as low as possible.***

- A Homeowner wanted more specific information on requests to allow two Homeowners to be elected to the Board to facilitate the transition. He referenced a list distributed in the Association:

1. Hold regular monthly or bi-monthly Board meetings.
2. Announce the time and place of all Board meetings to the Homeowners.
3. Make minutes from the Board meetings available to Homeowners in a timely manner.
4. Invite all transition Committees as HEAC members.
5. Allow two Homeowners to be elected to the Board as voting members.
6. Involve the appropriate Committees in all Board decisions.
7. Authorize Committee review of the Design Guidelines.

***Appointing two Homeowners to the Board is possible. Homeowners can elect the Board members when the Association transitions to Homeowner control. All the other requests seem reasonable and will be considered.***

- A Homeowner would like a timeframe for the review of the Design Guidelines.

***The review will start soon and be completed as soon as possible.***

- A Homeowner stated there should be better communication on the Committee activity with all Homeowners. A Homeowner stated a Newsletter every other month would achieve better communication. Publishing the regular meeting minutes would also be a source of information.

- What is the process for the Association establishing the frequency of the Annual Meeting?

***Additional general meetings of the membership were discussed as well as regularly scheduled Board meetings. The general meeting will be held semi-annually.***

- Where can a Homeowner obtain a copy of the minutes and financials of the Association?

***Homeowners can contact LMRI to obtain copies of the minutes and financials.***

- What is the status of the solar lighting?

***There have been issues with TEP that should be resolved within the next few weeks.***

- There were some drainage issues during the last monsoon. Are these issues to be resolved by the Developer or the Association and have the problems been resolved?

***The original purpose was to maximize the use of the rainwater. Water harvesting retains water onsite for up to 24 hours. Some issues have been addressed and resolved to facilitate the drainage. The installation of a detention basin to assist with the drainage was discussed.***

- Are there plans to replace the riprap that was previously removed from the east side of the Development?

***Yes, the riprap will be replaced on the east side.***

- A Homeowner expressed concern about the noise from the food warehouse and wanted to know who should be contacted.

***Homeowners should contact the person that is causing the noise to resolve the issue.***

- Will the barbwire be replaced between the Association and the commercial development?

***The commercial development was contacted and assured the wire would be replaced.***

#### **Adjournment**

***With no further business to discuss, a motion to adjourn at 10:30 a.m. was made, seconded and passed with a unanimous vote.***

Respectfully Submitted,

Shannon Crist  
Lewis Management Resources, Inc.  
For the Armory Park Del Sol Homeowners Association

Approved \_\_\_\_\_ Date \_\_\_\_\_  
Signature & Print Name