

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

Location: St Andrew's Episcopal Parish
545 S. 5th Avenue, Tucson AZ 85702

Board Members Present: John Wesley Miller, Ken Shackman and Carole Baumgarten, which constituted a quorum. Gail Wikel represented Lewis Management Resources, Inc. Seven homeowners attending are recorded on the sign-in sheet on file at Lewis Management Resources, Inc.

Excused: Georgia Schwartz and Luis Figueroa

I. Call to Order

President John Wesley Miller called the meeting to order at 10:00 a.m.

II. Directors Comments

None

III. Approval of Board Meeting Minutes – October 22, 2008

A motion was made, seconded and passed to approve the Armory Park del Sol Board of Directors October 22, 2008 Meeting Minutes as presented.

IV. Reports

President

- John Wesley Miller and Michael Katz, chairman of the Armory Park del Sol Transition Committee have met several times and are progressing on the transition to homeowner control.
- The Armory Park del Sol 2009 Annual Meeting will be scheduled for Wednesday, February 25, 2009 with a Call to Order at 6 p.m. The meeting will be held at St Andrew's Episcopal Parish, 545 S. 5th Avenue, Tucson AZ 85702

Treasurer

Manager Gail Wikel presented the treasurer's report.

A motion was made, seconded and passed to approve the October, November and December Preliminary 2008 and the January 2009 Financials as presented, subject to audit.

The Board discussed the matter of delinquent homeowner accounts.

Architectural Review Committee (ARC)

A 4th quarter 2008 Architectural Review Committee activity report was provided.

CC&Rs Enforcement Committee

Chairman Ken Shackman attended and provided a 4th quarter 2008 written report.

Between October 1, 2008 and January 31, 2009, the following accomplishments were made.

1. The members of the CCR Committee distributed copies of the Design Guidelines, which were approved by the HOA Board of Directors (BOD) at its October 22, 2008 meeting. Each property owner receiving a copy of this document was required to sign a form acknowledging receipt of the document.
2. The members of the CCR Committee distributed copies of the Non-Compliance Policy/Fines Guidelines, which were approved by the HOA Board of Directors (BOD) at its October 22, 2008 meeting. Each property owner receiving a copy of this document was required to sign a form acknowledging receipt of the document.
3. Steps continue to be taken to improve the exterior appearance of some of the oldest homes in the subdivision, if noticeable signs of deterioration are showing. Typically, the problem has been the deterioration of the paint on the trim elements. During this quarter, one property owner complied with a request to repaint exterior trim and several property owners were notified that their houses or garages needed to be repainted.
4. A number of property owners have allowed weeds and fountain grass to grow in the landscaped areas between the street and the rear masonry wall. This is an ongoing problem and the committee will continue to address it. Properties are now being inspected every month.
5. One property owner constructed a ramada on his/her property. It was constructed using unapproved materials and modifications are now required. This issue is still being addressed.
6. Several property owners have made improvements to their properties, e.g., gates, security doors, window security bars, possibly without submitting a request application to the BOD and obtaining its approval. The LMRI Association Manager and the committee are addressing this issue.
7. The issue of resident parking in the visitor/guest parking areas continues to be addressed. The committee and LMRI are working together to address noncompliance as it is discovered.
8. As trees planted by the homeowners have matured, the CCR Committee needs address the issue of trees shading solar panels. Several homeowners have already voluntarily taken steps to either remove or significantly modify their trees.

Transition Committee

Michael Katz

Michael Katz attended and gave an oral report, which included the following:

1. The Transition Committee has been gathering and reviewing all Armory Park del Sol Homeowners Association document since its incorporation.
2. The committee is focusing on the clarification and responsibility of past expenses.

3. There has been strong feedback from homeowners to move forward on the transition to a Homeowner-Controlled Board of Directors. Issues that need to be resolved include:
 - a. The acceptance of Armory Park del Sol streets and sidewalks by the City of Tucson.
 - b. The drainage including annual inspections and reports.
4. The attorneys are working on documentation related to a smooth transition of control. John Wesley Miller has agreed to appoint current Board Directors Ken Shackman and Carole Baumgarten. The remaining 3 Board seats will be determined by a vote of the homeowners at the Annual Meeting on February 25, 2009. Proxies will be allowed because the Association is still Declarant controlled.
5. It is advised that there will be additional legal fees (Tanis Duncan, Esq.) in addition to the \$1,000.00 previously approved by the Board of Directors.

V. Old Business

Landscaping Maintenance

A motion was made, seconded and passed to terminate the landscaping maintenance services of The Groundskeeper with a 30-day notice and to approve the proposal for weekly landscaping services by Arizona Proscapes, Inc. at monthly cost of \$2,100.00 per month.

It was noted that Laurel Wilkening has resigned as chairman of the Landscaping Committee. The new Board of Directors will address the appointment of a new chairperson after the Annual Meeting.

The tree maintenance issue is complex and will be addressed following the issuance of a new RFP. A special meeting of the homeowners will probably need to be called to discuss the costs as well as the criteria for tree work.

2009 Annual Meeting

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John Wesley Miller Cos. Financial Commitment to the Streets and Sidewalks

John Wesley Miller will be meeting with his engineers to discuss the list of items required by the City of Tucson in order for the city to accept the responsibility of the streets and sidewalks. It was previously assumed that the city had already accepted the streets and sidewalks.

Street Lighting Along Union Pacific

John Wesley Miller reported that the work / trenching for the street light is underway but the recent rains have delayed the project.

VI. New Business

Newsletter

Manager Gail Wikel suggested that another be sent to the Homeowners prior to the Annual Meeting.

Irrigation Valve Repairs

The irrigation water usage overage has resulted in three valves having been replaced. The Groundskeepers reported that two more valves needed to be replaced at a quoted cost of \$300.00 per valve replacement. The water has been turned off at those two valves due to the current cool rainy weather.

A motion was made, seconded and passed to authorize manager Gail Wikel to contact Arizona Proscapes to replace the two irrigation valves at a cost not to exceed \$600.00.

VII. Homeowner Input / Call to the Audience

The following topics were discussed:

- Will it be possible for the Landscaping Committee to do periodic evaluations of the landscaping maintenance company? *The new Board will address this but it would be optimum for there to be point person on the Landscaping Committee who would interface with Arizona Proscapes Inc.*
- How will the nominations for the Board of Directors be handled at the upcoming Annual Meeting? *There will be no ballots sent out due to the time constraints and the costs for an additional mailing; however e-mails can be sent to the homeowners with updates about the volunteers who have come forward to serve on the Board. Proxies will be used to allow for homeowners who cannot attend the meeting.*

VI. Adjournment

A motion was made, seconded and passed unanimously to adjourn the meeting at 11:05 a.m.

Respectfully Submitted,

Gail Wikel
Lewis Management Resources, Inc.
For the Armory Park Del Sol Homeowners Association

Accepted _____
Board Director

Date