

Armory Park del Sol (APdS) Homeowners' Association  
Board of Directors Meeting  
Monday, April 18, 2011  
Armory Park Neighborhood Center  
220 S. 5<sup>th</sup> Ave. Tucson AZ 85701

MINUTES

Board members present: President Michael Katz, Vice President Julieta Portillo, Treasurer Mathew Fischler and Secretary Helen Landerman. Director Dave Danell was absent.

Homeowners present: Larry McElroy, Allen Veaner, Susan Klement, Tom Skinner, Kathy Heyl, Ken Shackman, Priya Okun, Carole Baumgarten, Darryl De Shurley.

Pam Lakey of Lewis Management was not present but provided a report.

The meeting was called to order at 5:30 p.m.

The minutes of the March 28 Board meeting were approved.

Treasurer's Report (Fischler)

The reports from Lewis management were reviewed. The first quarter budget is looking good. Water usage was down 25% in March. There is a major project line item that is spread across the whole year, namely the replacing of the irrigation system. Water is under budget. Irrigation lines without plants will be plugged if we are notified about them.

Manager's Report (Lakey)

The transition document has been notarized and the HOA is now under legal homeowner control.

Architectural Review Committee Report (Fischler)

Two repaints with non-original colors were approved. There was approval of the raising of a wall from 5 to 6 feet.

CC&Rs Compliance Committee Report( Skinner)

Reports have been submitted. The case of the blue GMC with the Handicap permit is going through the violation notification process. There are homes where hard scape behind the house was never installed. Perhaps the homeowners are unaware of that requirement as specified by the Design Guidelines. People with satellite dishes must

paint visible conduit or cables the color of the house. Any prohibition of satellite dishes in the HOA Governing Documents is meaningless because it is trumped by Arizona statute. It was suggested that the form that is sent from Lewis Management to the homeowners explaining their violation needs to be simplified and clarified.

A homeowner asked if installing a light cylinder in the garage is OK. The answer was yes, as long as it is not visible from the street.

#### Clean and Safe Committee Report (Gohdes)

Paul Gohdes was not present. The neighborhood watch list will be updated. The front yard and garage lights are being monitored. Dog waste is an ongoing problem. There was discussion about the feasibility of installing poles with bags for dog waste or sending out emails.

#### Landscaping Committee Report (Heyl)

26 plants were bought and Proscapes may plant them before the end of the week. Joy Swatez will put plugs on emitters with no plants to reduce the water bill. There will be a wedd pulling party on Saturday morning April 30 at 8 a.m. The tree pruning subcommittee submitted a list of trees that require pruning, which will begin in September or October. No estimate has been received from Proscapes yet for the front yard erosion control. The issue of the removal of the front yard palm trees at 458 Downtown and 442 Codd is being resolved.

A homeowner asked about procedure when there is a water leak in the front yard. The answer was to contact any Board member or the management company.

Purple fountain grass does not have to be removed because it is not invasive. There are some bushes that appear to be dead. They need to be cut back, inspected and trimmed by Proscapes. Susan will report lights that are out to Michael. Proscapes has a supply of replacement bulbs.

#### Satellite Dish Toole Construction Project update.

Pam reports that the current count of 28 signatures on the petition is not enough and we need to create a plan to get more signatures. Larry said he would go door to door on Codd St. Carole said she would take the petition to 3<sup>rd</sup> and 16<sup>th</sup>.

It was asked , is there something we can plant, perhaps the same trees that are hiding the warehouse? Even if we planted trees, they would still need to be watered and pruned.

Pam contoniues to try to contact City Concilman Richard Fimbres and Level 3 offices. It was suggested that we contact the Ward 6 Council office. There is a council aide who attends all the HOAs.

### Street Gravel update.

Sweeping was done last week. There were some negative comments regarding the quality of the work, though no specific examples were provided other than there may have been more gravel on Ott afterwards. Carole will talk to Paul Gohdes of the Clean and Safe Committee. The gravel may be a safety issue for bikers. Perhaps each homeowner should be asked to sweep their own back yard to keep stones and gravel from going into the street. Perhaps cwe should try another co. One homeowner suggest street sweeping every 3 months. This would be a \$600-\$700 added annual expense to the budget.

### New Business.

The Board was asked to decide on an appeal of the landscaping request denial for 442 Codd. The landscape committee reported that the front yard in question already had adequate vegetation. The motion to deny the request passed unanimously.

Do we need to have a Governing Documents Committee? If so, we need to find a new chair. It was suggested that the HOA needs to have a procedures manual. Susan volunteered to go to the committee chairs and look into this. It was suggested that an easy first step would be to have a master calendar. Ken volunteered to help with this.

A Board training will be offered. Dates will be given from which to choose.

### Announcements from audience or homeowners.

A student housing development is being planned at 4<sup>th</sup> and Broadway. It has 7 stories: 4 stories for parking and 3 stories for residences for students. There will be an Armory Park Neighborhood Association meeting to discuss the issue on Wednesday April 20 at 6:30 p.m. at St. Andrews Church..

For mitigation of traffic on 18<sup>th</sup> there will be a traffic light installed at 18<sup>th</sup> and Park. Because of the influx of traffic, some streets will be blocked off for local traffic only.

The next Board meeting will be May 16 at 5:30 p.m.

The meeting was adjourned at 7:02.