

Armory Park del Sol (APdS) Homeowners' Association  
Board of Directors Meeting  
Monday, June 20, 2011  
5:30 p.m.  
Armory Park Neighborhood Center  
220 S. 5<sup>th</sup> Ave., Tucson, AZ 85701

Draft Minutes

Meeting was called to order at 5:30 p.m. by the Board President Michael Katz. Other Board members present were Vice President Julieta Portillo, Director at Large Dave Danell, Treasurer Matt Fischler, and Secretary Helen Landerman. Also present was Pam Lakey representing Lewis Management Resources. Homeowners present were Kathy Heyl, Paul Gohdes, Brad Stroup, Ken Shackman, Susan Klement, Randy Sue Trujillo, Larry McElroy, Allan Veaner, Joan Caruso, Laura Brynwood, Matt Fischler, Tom Skinner, Shirley McGhee, Laura Kitchen and Fred Eiscle.

The minutes from the May 16 meeting were approved.

Reports.

President's Report (Katz). Mr Katz deferred until later his report on the U of A dormitory construction.

Treasurer's/Finance Committee Report (Fischler). The finance committee has had difficulty scheduling a meeting but will do so soon. \$700 past due has finally been paid. We have a surplus but this must be budgeted over the year.

Manager's Report (Lakey). Ms. Lakey provided a written management report to the Board prior to the meeting. As to the 2011 annual drainage inspection, Ms. Lakey has a meeting on Thursday to go over the engineer's certification and will forward it to the EEC. As to the reporting of the buffelgrass on ABC Roofing Products Property to the Pima County Environmental Quality, there has been no removal, but she will contact the City of Tucson again. Ms. Lakey is now walking with the site tour of the CC&Rs Compliance Committee once a month. Pictures taken on these occasions will be on file and sent to homeowners by email if requested. Sending of the pictures by mail would be too costly.

Architectural Review Committee Report (Fischler). Two requests for painting have been approved. The procedure is that the requests should be sent to the Management office and they are then forwarded to Matt Fischler.

CC&Rs Compliance Committee (Skinner). ACTION ITEM: Ms. Lakey will prepare reports, notes and updates. As to illegally parked cars, the cost of running an inquiry about an Arizona license plate is \$20. If the car is owned by a homeowner, he or she will be sent a letter. If the owner is not a member of the HOA, we can run the inquiry of the

license plate. If the license plate is invalid, the homeowners will not have to pay the \$20 fee. The Board needs to decide how many of such inquiries should be run per month. If an illegally parked car is noted twice (for two months in a row), the inquiry will be run. Certain cars were noticed: 1) a white Lexus at Ott and 13<sup>th</sup> which is parked the wrong way. Someone saw a driver get out of the car and enter 345 Ott, owned by the Andersons. 2) a red Toyota pick up on Southern Pacific. 2) a blue Dodge with a handicap license plate.

If homeowners observe any issues, they should make a report. Such reports cannot be anonymous. Filing a formal complaint means disclosing your identity. Issues should only be reported if they can be seen from the street. Homeowners are needed on this committee. Brad Stroup volunteered.

Clean and Safe Committee Report (Gohdes). There have been no problems with lights. A dead cat in the wash has been removed. The graffiti has died down. The west side of Armory Park near the liquor store has had crime issues. More police have been assigned to the area. Homeless alcoholics have been smashing doors while people are home. The store may be selling alcohol to intoxicated people.

Landscaping Committee Report (Heyl). The committee is waiting to hear from Juan Barba. It was suggested that he be contacted by cell phone or text message. He needs to approve the committee's list. Regular irrigation of the common area is done every other day. The park is irrigated every day. Action needs to be taken when the monsoon starts. The sensor is still operational.

Hearing of Ms. Trujillo at 442 E. Codd re the installation of a denied improvement. A written agreement was signed between Ms. Trujillo and the HOA. Ms. Trujillo has removed the improvement and will submit a request for a different material to be used, which is in character with the neighborhood. The new request will be evaluated.

Old Business.

Landscaping issues.

A question from the floor: When was the pre-eminence put on? Kathy answered that it is put on within a week or two of expected rain in late June or early July. This would be an entry on the HOA calendar we talked about making.

Common area plant replacement update.

The plants have finally been replaced. In September the committee will do a walk through and make a list.

Front yard erosion control update.

We will replace Rip Rap to prevent erosion. Proscapes has given us an estimate of \$600 for material and labor. 8-10 homes will be included. Text messaging is the best way to communicate with Matt. This will go under the category of Miscellaneous in the budget. Susan reported that there were problems at 3<sup>rd</sup> and 16<sup>th</sup> and the small house on Union Pacific Ave. owned by John Miller. There is gravel on the sidewalk and under the downspouts. The plat plan should be checked to see if this is area owned by the homeowner or whether it is common area. Susan was concerned about the size of the Rip Rap to be used and whether it would be adequate to prevent erosion. It was decided that the Proscapes proposal should be amended to specify "...contingent upon clarification." The Proscapes proposal was approved unanimously by the Board.

Drainage inspection update.

The drainage engineer Mike is meeting with the hydrologist. This should cost no more than \$700. We need to check out whether we are violating state law and compromising the drainage. ACTION ITEM: we should ask Juan Barba what kind of planting could go there. It is mandated by the CC&Rs that this inspection be done annually. There has been no response from the owner of the satellite dish.

Student housing project update.

A proposal to the north of our neighborhood is being put through the City. It would be on the north side of Broadway, in the parking lot of the Rialto and on top of the new parking lot on Toole. Mike attended a meeting with the developers and neighborhood representatives. One of the developers, Peach Properties, does not have financing yet and their involvement could fall through. These are privately financed projects. The U of A has no control. The neighborhood concerns are: noise, safety, parking and traffic. The U of A wants to off set housing of 1200 students above Freshman level to free up dormitory space on campus for Freshmen. It could be faculty and staff housing as well. The U of A is providing marketing, but no money. Another developer, Jim Campbell may buy out Peach Properties. The housing is being described as "high end," presumably more expensive than dorms or apartments. The project will depend on the trolley line. Services will be provided, such as a grocery store, coffee shops and parking. Armory Park is free parking new. How will we prevent them from parking in our area? We may have to change our CC&Rs about free parking, although the Legislature should deal with this for us. The Peach Properties project on the south side has parking integrated into it. The project is in Ward 6 and Council member Steve Kozachik wants to get the parties together and mitigate concerns. The grocery store is being described as Rincon Market-like. It was stated that we want to promote local businesses and not have chain stores. An agreement will be signed with the neighborhoods to mitigate concerns. The target date for the project is August of 2013 and contingent upon completion of the trolley. Jim Campbell is affiliated with Capstone Building Corp., a private student housing company with a lot of experience.

Satellite dish Toole construction project update.

No progress. Looking for mitigation on our side. Can we plant trees in the ditch?

Proposed revision of CC&R Noncompliance Procedures.

How much notice is needed for a hearing? The Board decided to table this. It is a Board resolution establishing rules and procedures and will be distributed to homeowners after review.

Call to the audience/homeowner input.

At an Armory Park Board meeting, it was announced that a light at 18<sup>th</sup> and Park will go in by the end of the year. It will affect the neighborhood. 18<sup>th</sup> will be partially closed and this will drive traffic out into the neighborhood. 16<sup>th</sup> and 17<sup>th</sup> will have more traffic. The island on 16<sup>th</sup> and 2<sup>nd</sup> has been approved.

Helen asked if she could have Board permission for a bougainvillea in her front yard and was told that the request needs to be submitted to the management company who then forwards it to the landscape committee. It might include the cost of a trellis.

Date for next Board meeting: July 18. There will be no meeting in August.

Meeting adjourned at 6:45 p.m. to leave time for Executive Session Collections issue.