

Armory Park del Sol (APdS) Homeowners' Association  
Board of Directors Meeting  
Sunday, October 30, 2011  
5:30 p.m.  
St. Andrews Episcopal Church  
545 S. 5<sup>th</sup> Ave, Tucson, AZ 85701

Draft Minutes

The 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 of Lewis Management. Homeowners present were Tom Skinner, Ernesto Portillo, Susan Klement, and Allan Veaner.

The purpose of this meeting was to discuss and approve the budget for the upcoming fiscal year.

The Finance Committee presented 2 draft budgets for 2012. one version with a 1% increase in the homeowner assessment and an alternate version at 0% increase.

A question was asked: does John Wesley Miller pay 25%? The property is no longer developer controlled. Do the empty unsold lots pay the maintenance fee? It's in the CC&Rs. One lot may be John Wesley Miller's personal lot, and not the company's. The construction yard is not one lot but two lots.

A question was asked: what is in the landscape miscellaneous category? The answer was tree and bush removal and replacement. Pruning is kept separate and not part of the routine contract.

Another question was asked: are the services of Timothy Hughes less than those of Proscapes or about the same? Proscapes did not agree to our contract requirement and is not in the picture for tree pruning. Mr. Holmes wants to remain with us.

How will we cover the expense of ameliorating the satellite dishes? More may be put in the major projects line.

There are 92 total lots and 7 vacant.

After making a few small adjustments, the budget with the 1% increase was unanimously approved.

The meeting was adjourned at 6 p.m.

The next regular meeting will be the 3<sup>rd</sup> Monday in November.