

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, April 11, 2016 @ 5:00 P.M.
Ashley Park**

Call to Order

The meeting was called to order by the Board President, Mike Katz at 5:00 p.m.

Present: Mike Katz- President
Priya Okun – Vice President
Matt Fischler – Treasurer
Shirley McGhee - Director
Jerry Kreuzscher - Director

Absent: All Board members present.

Management: None

Report from Management Service Committee (Matt Fischler, John Heyl, Mike Katz, Tom Skinner)

Requests for Proposal were sent to 11 management companies. Bids from three companies were received: Cadden, HOA Managements Solutions, and Paul Ash. Mike mentioned a few other contacts that did not lead to bids.

Each of the three bids furnished five references. Committee members interviewed company representatives and checked reference, favoring references from HOAs of comparable size. All committee members favored Cadden.

When costs were considered Cadden's was at about the midpoint of the three bids at \$736/mo (derived as a cost of \$8 per unit.) HOA MS was \$580/mo; Ash was \$900/mo. Compare this to FSR, which was \$550/mo at the time they dropped us and others saying such small accounts are not worth their time.

Discussion of professional vs self management (with hiring of a bookkeeper) ensued.

Mike called for a motion to act on the committee's recommendation. Shirley moved that we proceed with a contract with Cadden. Priya seconded. The call for discussion from Board and from others present elicited none. The motion passed unanimously.

Mike will prepare a contract specifying a small reduction in services (one inspection per month rather than two; Board rather than management company negotiates vendor contracts) to look for reduced cost.

Meeting adjourned at 5:40.

Respectfully submitted by:
Jerry Kreuzscher