

Armory Park del Sol Homeowner's Association
Board of Directors Meeting, April 19, 2010
Armory Park Senior Center
MINUTES

DRAFT 3

I Call to Order: The President called the meeting to order at 5:30 p.m.

- a) Directors present: Matt Fischler, Mike Katz, Susan Klement, Ken Shackman, Brad Stroup
- b) Homeowners present: PJ Crooks, Darryl De Shurley, Fred Eisele, Kathy Heyl, Dave Mewhirter, Ernesto Portillo, Kay Reed, Jerry Swatez, Allen Veaner, Mary Wells
- c) LMRI, representative present: Kim Rubly

II Directors' Comments. Mike welcomed Kim Rubly, who has not often been able to be present during the past when we met on the second Monday of the month.

III Approval of the minutes of the previous meeting. Ken moved and Brad seconded a motion to approve the minutes of March 8, 2010. Passed unanimously. Susan will ensure that they are posted to the Yahoo site.

IV Reports

a) President's Report:

i Carpenter Hazlewood seminar: Mike attended a legal firm's seminar in March. Most of the items discussed were not relevant to our needs, as we do not currently have problems with foreclosures. Mike received a free copy of Arizona's legal statutes relating to HOAs, which anyone may borrow from him (although these are available on the Internet).

ii Meeting with LMRI staff: Mike recently met with LMRI staff, as he usually does on a quarterly basis. They discussed communication. We need to be more clear in stating when our requests constitute tasks and when the due dates are. Changes in LMRI staff have been a problem; Heather Plunkett is the new assistant for APdS. LMRI staffers are attempting to retrieve archived documents to answer remaining Transition questions regarding previous expenses.

iii Mike thanked Allen Veaner for his editing of the first newsletter in a very long time.

b) Treasurer's/Finance Committee Reports: Ken had previously distributed the Treasurer's and Finance Committee reports to the board, but mentioned the following highlights for February and March (the February report having been delayed): In February, we had a surplus in our budget of about \$1800. This was partly due to the landscaping contractor's having turned off the irrigation to save about \$450. There were, however, higher expenses than usual for copying and postage because of the annual meeting. In March, the surplus continued to grow to about \$2900. (The irrigation was still off.) We have not begun to spend the additional tree trimming money yet, so the surplus will come down. The Finance Committee continued to work on issues related to pruning the trees in the common areas and repairing the common area masonry walls.

c) Architectural Review Committee: There were two requests in March, one for downspouts and a water collection system, a second for painting a house in a slightly different color from the original. The committee approved both requests.

The owners of Lot 1 replaced a wood gate with iron without Architectural Committee approval and bricked in the place where a gate had been in the front wall, also without approval. Audience members stated that the second action occurred a couple of years prior, before the Committee existed, so no action will be taken on that matter. Our procedures allow us to send Notice of

Noncompliance letter about the iron gate asking the member to submit plans for retroactive approval. **Ken** will draft the letter.

The owner of Lot 97 added a metal awning to a garage side wall and metal trim along the top of the common wall to border potted plants. These actions occurred without approval. The owner did submit a request for trellises, but this work was not carried out. We will send a Notice of Noncompliance letter asking the owner to submit plans for retroactive approval for each of these additions. **Ken** will draft the letter.

One owner requested permission to repaint in the original colors, something for which no request is necessary. **Matt** will send a letter thanking the owner for submitting the request.

We need to send a general letter to the home-owners reminding them of the rules regarding changes that require approval. **Mike** will draft the letter.

d) CC&R Compliance Committee: Previously 12 houses were in noncompliance for external maintenance; that figure is now down to 4. One individual is in noncompliance with respect to parking.

e) Clean and Safe Committee: No report.

f) Landscaping Committee: Kathy submitted a form for homeowners to request landscaping improvements. The board approved the form.

g) Governing Documents Review Committee: No report.

h) Transition Committee: Apart from the fact that LMRI staffers are looking for invoices to settle some expense questions, there was no report.

V Old Business

a) Member noncompliance updates:

i) Mr. Moody's home and landscaping: We will tell Mr. Moody to submit a request for the repainting of his (already repainted) front walk. However, we will advise him that this request might not be approved. Since the sidewalk is mostly on common land, the choice of color belongs to the HOA. We note, however, that there are colored front walks, driveways, etc., elsewhere in the community. **Ken** and **Susan** will revise the letter to Mr. Moody before we send it to Lewis Management.

ii) JWM vacant lot (former construction lot): LMRI sent Mr. Miller a letter about the state of this lot in March. Mr. Miller did not respond. The Design Guidelines call for decomposed granite. **Kim** will telephone Mr. Miller to chat about this issue. If there is no action, the next step will be a notice of noncompliance.

b) Light poles: Susan reported on interviews with four electricians whom Kim Rubly recommended to install three new lampposts, two of which have fallen and one of which is about to fall. Susan moved that we approve the proposal of Bert's Electric and Plumbing. Ken seconded. Passed unanimously. We will ask Bert's not to have the concrete protrude above ground. We will also ask Bert's to consider installing two steel poles and one 22 gauge aluminum pole so that we can see how long the poles last for future reference. In addition, we will ask that Bert's coat the bottom of the poles with an asphalt mix. **Susan** will compose letters notifying each firm of our decision and asking that Bert's begin work at their earliest convenience. **Susan** will also inform the homeowners that work will soon commence on their properties.

c) Tree proposals update:

i) The Finance Committee recommends that a small group interview two applicants, Juan Barba and Pam Davis. Brad, Mike, Kathy, and PJ expressed a willingness to meet with them.

ii) Shapiro grapefruit tree in front yard: We promised to remove this tree after the grapefruit had been harvested. However, we have not decided whether it would be best to have Arizona Proscapes do the work or include it in the tree pruning proposal. Furthermore, the tree appears so healthy that we wonder whether it could be saved by merely pruning it. We will discuss this matter with Bob Shapiro. [Note: Ken subsequently volunteered to speak with Bob.]

d) Landscape Guidelines status and update: Due to time constraints, the board did not discuss this matter.

e) Common wall update: Due to time constraints, the board did not discuss this matter.

VI New Business

a) Drainage inspection proposal KIC Services: Ken discovered that the principal of KIC Services does not meet our CC&R requirements for carrying out our drainage inspection. The board therefore removed that firm from consideration. Ken will prepare a statement discussing the inspections needed and send it to LEAD Solutions seeking a proposal.

b) Community building activities: Jerry reported on the activities of the group of homeowners that volunteered for this project. Approximately 15-20 individuals are participating. The purpose of the activities is to foster social cohesion in an effort to maintain peace in the community. The larger group meets every couple of months to support the committees that have formed to carry out individual projects. One of these committees is the Peace group; Wanda Stauffacher, who has expertise in the field, is developing training for committee members and others interested in peacemaking.

c) Request for Water Conservation Committee: Carole Baumgarten: Ernesto reported that he, Carole and Kathy had held two meetings. They decided to ask John Wesley Miller to be part of the small group and he agreed. The committee members want to be an ad hoc committee of the board. They are also looking for more members. PJ has water harvesting experience and is interested in joining. Ken moved to create a Water Conservation Committee. Matt seconded. Passed unanimously.

d) 2011 HOA budget: Ken reminded everyone that we must start thinking about the 2011 budget.

VII Call to the audience/homeowner input

Karen Smith wants to replace the plants in her front yard that died. We must resolve the problem that her irrigation does not seem to be working. We need a procedure to determine how we will fill requests for plants; shall we, for example, decide that those whose plants have been out the longest will be the first to get replacements? Alternatively, shall we require homeowners to make formal requests? Mike will send out an email that forms are available for landscape requests.

Ken informed us that rain gauges that will allow us to turn off the irrigation water cost \$150 per unit for a total cost of \$1000 because we need 7 gauges. Kathy was to meet with Matt Marchus of Arizona Proscapes the next day to ask whether the rain gauges protrude above the ground. Ken will get more information about the city Watersmart Program.

VIII The next board meeting will be on May 17, 2010.

IX Adjournment: The meeting adjourned slightly before 7:30 p.m.