

Armory Park del Sol Homeowners' Association
Board Meeting Minutes
April 27, 2010

Board members present: Matt Fischler, Mike Katz, Susan Klement, Ken Shackman, Brad Stroup
Homeowners present: Kathy Heyl, Bob Stauffacher, Wanda Stauffacher, Allen Veaner, Mary Wells, Laurel Wilkening

The board met in a properly noticed special meeting at the home of treasurer Ken Shackman at 4 p.m. to select an arborist. A group consisting of PJ Crooks, Matt, Kathy, Mike, Ken and Brad interviewed two candidates, Juan Barba and Pam Davis, on April 26th between the hours of 4:15 and 6:20 p.m. Each had previously responded to our Request for Qualifications and each is independent of any tree service firm. Ken summarized the impressions of the interviewing team and stated that the team recommended the more expensive candidate, Juan Barba. After considerable discussion in which both board members and other homeowners participated, Brad moved that we appoint Juan Barba as our independent certified arborist. Ken seconded. Brad amended the motion to add that we will allow Ken and Mike to negotiate the fees and finalize the contract. Passed unanimously.

We will attempt to negotiate Mr. Barba's fee of \$75 to \$95 per hour and delay any pruning work that can be carried out in the next fiscal year. The front yards of homeowners are our highest priority in this, our first effort at bringing our approximately 240 valuable trees under appropriate control. The Landscaping-Miscellaneous budget account includes approximately \$5,000 for pruning-related services, which could be applied to both Mr. Barba's fee and that of the tree service we eventually choose to carry out the work. The next step will be for Ken to issue a Request for Proposal (RFP) for the service firm after the draft RFP has been finalized with the assistance of Mr. Barba.

Laurel stated that she is concerned because the board has not passed Landscape Design Guidelines. Kathy said that we are enforcing some aspects of our proposed guidelines but not others. Arizona Proscapes is not always following the best procedures. Mike replied that the document needs revision and we have several drafts; we are not certain at this point which is the latest draft. Wanda said the committee has not seen any response from the board. It appears that the project has slipped through the cracks although the board certainly wishes the project to proceed. Ken believes we need someone to champion the project of passing the Design Guidelines. The board took this matter under advisement but did not specify who would be responsible for the task.

We need to tweak the landscape improvement application request form to indicate that item #2, which deals with the Contractor, applies only to land that is in non-common (i.e., homeowner owned and controlled) areas. The board did not specify who would be responsible.

Susan summarized efforts by herself and Tura Eisele to begin to create a website for APdS. The project came about in response to Jerry Swatez's actions to establish a Cultivating Community Group. The site will serve the needs of those members who wish to sell houses, those who might wish to buy at APdS, the HOA, and the community as a whole. Susan recommended that we not purchase a domain name at this time because a Tempe firm has the rights to the most desirable name, armoryparkdelsol.org until June 28th. A Japanese firm, obviously a cybersquatter, owns armoryparkdelsol.com. In all probability, if we were to purchase armoryparkdelsol.info at this time, we would tip off those two firms that domain names beginning with armoryparkdelsol have some value. Ken moved that we attempt to acquire armoryparkdelsol.org when the name becomes available. Total costs may not exceed \$100. Matt seconded. Passed unanimously. We will likely try to acquire the most commonly used companion sites (e.g., dot info, dot biz), as well as those services that GoDaddy offers that make sense to obtain. Susan will be responsible for this matter.

The meeting adjourned at 5:25 p.m.