

# Armory Park Del Sol Homeowners Association

## Board Meeting Minutes

### January 14, 2013

**Present:** Mike Katz, Matt Fischler, Tom Skinner, Dave Danell and Shirley McGhee.  
Also present was Tara Yokley representing Y Cross Management.

**Excused:** All Present

#### Call to Order

The meeting was called to order at 5:30 p.m.

#### Directors Comments

- No Comments

#### Approval of Minutes

**A motion to approve the October 23, 2012 Board Meeting minutes as presented was made by Matt Fischler and passed with a unanimous vote.**

#### Reports

##### Presidents

- No Report

##### Treasurer's/Finance Committee Report

- The November 30, 2012 and December 31, 2012 financials were reviewed with those present.
- Delinquencies were discussed.
- The bank signature card was provided for the Treasurer's signature.
- The Bank of Tucson sent notification that they will start charging fees if the account remains dormant.

**Ms. Yokley was requested to transfer the funds from Bank of Tucson to Alliance Bank.**

##### **Manager's Report**

- CC&R inspections continue to be conducted as contracted.
- There are currently six open violations.
- The landscaper architect would like to schedule an inspection of the erosion issues and gravel.

**Ms. Yokley was requested to schedule the meeting with the landscape architect for a Saturday in February.**

- The "Call for Candidates" form was provided for the Board to review.

##### **Architectural Review Committee**

- The Committee reviewed a submittal for exterior paint.

- The Board discussed solar panel laws.
- The Walsh-Matias request to increase the wall height was provided for the Board to review. The Committee recommended approving option two.

**A motion to approve the submittal with the conditionally upon assessment and notification to the Board by the contractor of the suitability of the foundation was made, seconded and passed with a unanimous vote.**

### **CC&R Compliance Committee**

- Information was provided on the six outstanding violations.
- The Board advised Lot 3 has left their trash containers out for two weeks. The Homeowner also has cardboard boxes in front of the home.

### **Clean and Safe Committee**

- A written report was provided to the Board.
- The Neighborhood Watch distributed a neighborhood map to all Homeowners. The map will be provided to new residents.
- Some homes were noted as having bad light sensors. A reminder will be sent to all Homeowners to check their sensors.

### **Landscaping Committee**

- A written report was included in the Board packet.
- Still hand watering the five trees in the detention basin.
- Several plants did not survive the freeze and will need to be replaced.

### **Governing Document Review Committee**

- A written report was included in the Board packet.
- The Committee is developing an online survey document to obtain Homeowner input on the amendments.

### **Nomination Committee**

- Emails were sent to Homeowners seeking Board volunteers.
- The Committee has a full slate of candidates.
- Proxy voting is not allowed.

### **Old Business**

#### Landscaping Issues

- A landscape architect was contacted to provide professional advice about the front yard irrigation, erosion control and hardscape replacement.
- Joaquim Delgado will be contacted to provide recommendations for water conservation.
- Tim Holmes submitted a \$6,000.00 proposal for tree maintenance.
- The Proscapes contract was negotiated and reduced by \$150.00 per month with the removal of tree maintenance.

#### 2013 Budget

- The Primavera lot has been charged the Developer assessment in the past.
- The Developer does not own the lot.

- A draft letter to Primavera explaining the assessment change was provided for review.  
**Ms. Yokley was requested to amend the letter and send for Board final approval.**

#### Design and Landscape Guidelines Review/Revisions

- The draft Design and Landscape guidelines were provided for the Board to review.
- Board members were requested to review the draft and provide and comments or corrections.

#### Waterline Insurance

- Several insurance companies were contacted regarding insurance for waterlines.
- Insurance companies do not specifically offer waterline insurance.
- The Association would have to be negligent to be covered by the Association policy.
- The insurance companies recommended a legal opinion be obtained.
- This issue will be removed from the agenda.

#### **New Business**

##### Speed Limit Signs on Ott

- A Homeowner requested the Association contact the city regarding the installation of speed limit signs on Ott.  
**Ms. Yokley was requested to contact the city regarding the installation of speed limit signs on Ott.**

##### East End of Codd

- Tucson Electric was contacted about the installation of lighting at the east end of Codd.  
**Ms. Yokley was requested to contact John Wesley Miller to obtain information on where he obtained his light pole.**

##### Liquor License for Maracana Indoor Sports Arena

- The Board advised there have been issues with parking, noise and drinking outside.
- Homeowners within a certain radius of the arena should receive notification.
- The Armory Park Neighborhood Association voted to submit a letter in opposition of the license.

##### Performance Evaluation of Y Cross

- The Association is one year into the Y Cross Management contract.
- Board members will conduct a performance review.
- Feedback will be provided to Y Cross Management.

#### **Call to the Audience/Homeowner Input**

- A Homeowner requested information on the Reserve Account.  
**The Alliance account has a balance of \$13,861.00 and Bank of Tucson is \$9,682.00. The Reserve Fund will be used to pay for major projects like irrigation.**
- A Homeowner is questioning whether his water meter is functioning the properly. He suggested this may have been the issue with the Association's increased water bill.
- A Homeowner reported that it is the Homeowner's responsibility to keep the water meter glass cleaned so it can be easily read.

**Date for Next Board Meetings**

- February 27, 2013 – Annual Meeting
- March 18, 2013 - Board

**Adjournment**

**With no further business to discuss the meeting was adjourned at 7:20 p.m.**

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

## Summary

### Motions

**A motion to approve the October 23, 2012 Board Meeting minutes as presented was made by Matt Fischler and passed with a unanimous vote.**

**A motion to approve the submittal with the conditionally upon assessment and notification to the Board by the contractor of the suitability of the foundation was made, seconded and passed with a unanimous vote.**

**With no further business to discuss the meeting was adjourned at 7:20 p.m.**

### Needed Action

**Ms. Yokley was requested to transfer the funds from Bank of Tucson to Alliance Bank.**

**Ms. Yokley was requested to schedule the meeting with the landscape architect for a Saturday in February.**

**Ms. Yokley was requested to amend the letter and send for Board final approval.**

**Ms. Yokley was requested to contact the city regarding the installation of speed limit signs on Ott.**

**Ms. Yoiley was requested to contact John Wesley Miller to obtain information on where he obtained his light pole.**