

Armory Park del Sol (APdS) Homeowners' Association

Board of Directors Meeting

Monday, January 23, 2011

5:30 p.m.

Armory Park Neighborhood Center

220 S. 5th 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, Kathy Heyl, John Heyl, Shirley McGhee, Susan Klement, Allan Veaner, Ken Shackman, Paul Gohdes and Carol Baumgarten.

The minutes of the previous board meeting were approved.

IVa. Report: Hearing about 445 E Laos (Katz).

We are at the hearing stage. Notices and friendly reminders have been sent, beginning in August via certified mail and U.S. regular mail. We didn't receive a card back. Mail was sent to the address of the home. They have 10 days to respond. It was voted that the fine will start at \$25 with expected compliance after 10 days.

Vb. Treasurer's Report (Fischler).

A finance committee meeting will be scheduled once the 2011 bills are complete. We finished the year in the black. Legal and landscape repair went over budget. ~~We can use the Special Projects line. The item shows up as a surplus.~~ It was asked: what were the publications? The answer: coupon books. Professional fees was \$242.82: the last back flow testing.

Delinquent funds 900+ 1/2 is 120 days overdue. The money borrowed from reserves has been paid back. The amount was \$15,049. The money paid by John Wesley Miller was put in the reserves. ~~The names would be in the minutes for that year. Those homeowners should be asked what they want to do with the money. Kathy Keil volunteered to ask these homeowners. George Hoag maintains a bank account where these funds are kept.~~

Vc. Manager's Report (Lakey).

One outstanding issue is the wattle on John Wesley Miller's lot. Homeowners are responsible for erosion control.

Vd Architectural Review Committee Report (Fischler).

Architecture was quiet. Additional security doors were approved.

Ve. CC&Rs Compliance Committee Report (Skinner).

There was a tour on December 20. Pam did January 19 by herself. Six properties have weeds. One property has a pending hearing and will be asked to be present at the next meeting in March. Pictures are helpful and can be sent by email. There are several new homeowners whose emails we may not have. There is no information for 458 Codd. ~~Dr. Sanders the University of Arizona president is now in our neighborhood.~~

Vei.

There is a homeowner running a Bed and Breakfast business in her home. The usual procedure would take months. The situation has the potential for being a nuisance. A motion was made that we modify procedures such that ~~we our attorney~~ send the Cease and Desist Letter. ~~The website must be taken down in 19 days. Tanis the lawyer did a great job. We should be more aggressive with realtors in emphasizing that we have a no rent policy.~~

Vf. Clean and Safe Committee (Gohdes).

No issues. Paul is stepping down as chair. Carol Baumgarten will be the next chair.

Vg. Landscaping Committee (Heyl).

Additional tree trimming was done. ~~We spent the unexpended before the end of the year. Timothy Holmes did that work.~~ As to bBuffel grass removal, any time is a good time. Primavera is not cheap but cheaper than Proscapes (who charges \$50 per hour for additional tasks). Primavera workers need to be supervised. ~~They are homeless and parolees.~~ They are insured. Primavera is liable, they provide lunches and transportation. They charge \$79 per hour for a 4 man crew. Weed whacking is not sufficient for our needs. ~~How long would it take them? Fountain grass looks liked Buffel grass and is just as bad. We rely on Diane to identify these. We can report ABC to the County. We could get a feel for the cost We need to start thinking about spring planting. And send the request to management. The irrigation system is running. We checked and it was off. So turned it back on. We should be notified when there is turn off and what the schedule is.~~

Vh. Nominations Committee (Baumgarten).

The committee came up with a slate of officers: Dave Danell, Matt Fischler, MMike Katz, Shirley McGhee and Tom Skinner. ~~The statement will be submitted to home owners. We need to get more people involved with committees so that the committee chairs don't get burned out.~~

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VI. New Business.

The 2012 elections and annual meeting will be held February 27 2012, ~~a Monday,~~ at St Andrew's at ~~6 o'clock pm.~~ According to the legislature, a home owner controlled association cannot use proxy votes. It can only use absentee ballots. There will be no meeting between now and then. Mike will ask Tanis about electronic submission. ~~We need to get John Wesley Miller to sign absentee ballots before the wattle issue. Cheese and wine are provided by the homeowners, not the HOA. Julieta volunteered to spearhead this.~~ There will be a short Board meeting immediately afterwards. Ballots will be sent out next week. There will be no nominations from the floor. Carol sent out an email asking anyone interested to volunteer. Still could have nominations from the floor. ~~Absentees are disenfranchised. Kathy also will host.~~

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VII. Old Business

a. Landscaping issues.

i. Timer replacement.

The timer cannot be changed. Ashley Park has to be turned off physically. Replacement would cost \$975 plus tax if solar powered, ~~And~~ \$650. if battery powered. ~~Where to put the solar panel? Is the rain sensor doing its job? Not designed for that timer? They added the rain sensor to the existing timer.~~

~~Do we need to get professional assistance? Fountain grass is just as bad as Buffel grass. Ask Matt if he has any ideas about this. The Primavera Foundation advertises that they do that. Proscapes costs \$50 per hour. How many hours would it take? The Buffel grass is mostly by the wall. Judge Gladdy has a lot of Buffel grass. 8 or 9 homes have it. Can homeowner's be forced to remove it if it has not been prohibited before? Pima County has tons of info. We should get some estimates. What is the appropriate timing for removal?~~

b. Downtown projects update.

One of the housing projects will not be for students. Peach Properties will do upscale apartments with five stories at Park and Speedway. ~~There is no market.~~ Jim Campbell's project will be on top of the new parking garage at the and next to the Rialto parking lot. ~~There will be no parking lot. Schwabe is the development for Peach. There is financing for on top of the garage. The City approved it years ago. Money is cheap now 1/2 to 2/3~~

~~residents of two properties. Will there be retail in the TEP building? Unisource didn't play ball with the neighborhood association. There may be retail space on the bottom of the parking garage. Perhaps there will be a small grocery store. Thunder Canyon Brewery is starting up at 5th and Broadway. There is no parking. They will use the Kodak parking at night. They want to push people to use the trolley. The scheduled opening is July. It is owned by one of our home owners. Borderlands will open on Toole. There will be significant parking issues. There is a rumor that there is a buyer for the senior housing building. It would cost as much to renovate as to rebuild.~~

VIII. Questions and comments from the floor.

A homeowner asked about residents using the streets as a playground for their children and stopping traffic. Pam said that there is a statute about "children at play" with signs for under 25 miles per hour. It was suggested to talk to the neighbors.

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IX New Management Co.

~~The committee did a thorough job of research. A 30 day notice is given by regular mail. The new management company would run the board meetings and take minutes. They are friendly, open and flexible. They record the meeting and produce minutes. The fifth board member could have a different role than secretary. They don't have City of Tucson issues since they are located in the NW. The wife is a lawyer. Mr. Weigh is not new to this type of work. He has an open phone and open door policy. They facilitate and prepare materials for the meeting. The financials are available online. They are proposing a 2 year contract with a 30 day bailout. We said we were hands on. There was a motion to pursue the a new management contract with Y Cross Management and it passed unanimously. President Katz will negotiate the new contract on the Board's behalf.~~

The meeting was adjourned at 7:20 p.m.