

**Armory Park Del Sol Homeowners Association
Approved Board Meeting Minutes
January 24, 2014**

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

Absent: All present.

Call to Order and Introductions

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

Directors Comments

No comments.

Approval of Minutes

A motion to approve the November 18, 2013, Board Meeting minutes as presented was seconded and passed unanimously.

A motion to approve the December 17, 2013, Study Session Meeting minutes as presented was seconded and passed unanimously.

Reports

President's Report – Mike Katz

Mike Katz conducted the meeting. There was no formal report.

Treasurer's/Finance Committee Report - Matt Fischler

The November and December, 2013 financials were provided to the Board and Matt reviewed with those present.

Tara will confirm the two payments in December for landscaping.

Manager's Report – Tara Yokley

A copy of the manager's report was included in the Board packet and reviewed by Ms. Yokley with those present.

Financial Statements

Financial Statements including a separate attachment titled "Detailed Financial Reports: is a Check Disbursement Report, copies of bank statements and reconciliation, Aged Owners Balances Report and Owners Pre-Pays Report for November and December, 2013 were included in the Board packet.

Miscellaneous

- The final check was mailed to Proscapes as requested.
- The repaired backflows were inspected and passed. Tucson Water was updated accordingly. Tara is seeking a new company to do the backflow inspection due to their delay in testing.

Architectural Review Committee - Matt Fischler

- Since the last meeting, two requests were denied. Both are appealing.
- The committee proposes Lot 60 be approved for privacy wall (Work on front wall without ARC request). Homeowner present. Discussion ensued.
- Homeowner of Lot 60 complimented how quickly the committee responded.
- **A motion by Matt Fischler to approve the ARC request by Lot 60 (adding two rolls of blocks to the front wall for privacy and remove the blue panels) was seconded by Dave Danell and passed unanimously.**
- Lot 50 not present, privacy wall behind gate (CC&R's restrict height of walls/gates). Homeowner emailed that they will put in a metal trellis with plantings to fill it in. They will need to resubmit request. **Matt will send Tara an email from the committee that they need to resubmit for Tara to forward to homeowner.**

CC&R Compliance Committee – Tom Skinner

- Tara reviewed the committee report with those present. There are 11 violations open. The majority of the violations were for landscape issues and/or leaving trash cans out. There are no hearings scheduled.
- Lot withheld for privacy - discussed chronic weeds. House is currently vacant and for sale. Tara has sent a final notice. **Tara will send a 15-day certified notice to appear at Y Cross for a hearing (she will cc the Realtor).**
- **A motion by Alice to fine Lot (number withheld for privacy) for weeds violation \$250 was seconded by Dave and passed unanimously.**

Clean and Safe Committee – Carol Baumgarten (Absent).

A written report was submitted to the Board and Susan reviewed with those present.

- Susan will be taking the responsibility to revise the Neighborhood Watch Map. The map will show addresses in lieu of lot numbers. The maps will be provided electronically and available as a hard copy upon request.
- Sending a request for updated information to homeowner's.

Landscaping Committee –

Governing Document Review Committee (Shackman)

A report was provided to the Board and included for discussion under New Business.

Nominations Committee - Carol Baumgarten (Absent).

- Carol submitted a slate for the elections. **Tara will send a Call to Homeowners for Nominations.**
- Mike reviewed Carol's report with those present.

Old Business

1. Landscaping Issues.

Maintenance – Update.

- Shirley, Mike and Dave met with the owner of Sonoran Oasis, Debra, on Friday, January 17th. They invited us to meet with them monthly if we have concerns.

- We are going to do a walk-through next month to tag any plant that needs to be hard pruned. We will notify homeowners' if they have plants being tagged for hard pruning and give them two weeks to respond to the Board with their concerns, if any.
- Hard pruning is being done for the health of the plants.
- After the hard pruning is completed, the yards will be reassessed.

Tree pruning.

- The trees are looking better since Sonoran Oasis has taken over the tree pruning.
- Juan will be taking care of the major tree pruning. (Sonoran Oasis does not have the equipment for major pruning). Juan will be doing an inspection this Wednesday and submitting a bid for major tree pruning.
- Many of the Palo Verde are infected with a disease called scale. Juan will be evaluating and we will give an update.

Landscaping plan refreshment and renovation of the landscaping.

Trees

- The landscape design consultant urged us to focus initially on trees.
- We appreciate the feedback from homeowners. If you have questions or concerns, contact us.
- If you have trees in your yard that were not addressed, also feel free to contact us.

Front yards and common areas

- Greg listed some agaves that present a safety issue.
- The landscape committee has come up with a list which is an evolving list of yards that have that greatest need for renovation and those will be the highest priority. The landscape committee is working on a criteria on how to rate yards (that will be separate from homeowners' that want to do their own yard).
- No redesign will be done without consultation with the landscaper. We are offering our homeowners the opportunity of funding their own front yard renovation. We are also still working on the process of homeowners' application to do their own work to submit to the landscaping committee. The committee will create a form for a homeowner to fill out for a consultation with Greg if they want to pay for their own landscaping.
- Once yard renovation starts, the Board will discuss irrigation further.
- Report irrigation leaks to Tara or any Board member.
- The consultant has been asked to come up with some designs in the park including designs without grass.

Sidewalk cracks and uplifting – Bid

- Regarding the hairline crack on sidewalk leading to the residence at 496 E. Downtown Street (HOA's responsibility) the concrete company inspected and stated in their opinion it was not a safety hazard. It would cost \$125/hr. to repair with a two-year warranty and they estimate it would take approximately an hour to repair.
- A motion to pay half of the costs of the concrete repair for 496 E. Downtown Street was seconded. Discussion ensued. The motion was withdrawn.
- **A motion to have the HOA repair the crack in the sidewalk at 496 E. Downtown Street and assume all of the costs was seconded. One Board member opposed and the rest were in favor. Motion passed.**
- Estimate to grind down two areas on the sidewalk at 474 E. Codd Street is \$250.
- The tree causing the issue will be removed.

- The Board agreed to have the two reported areas on the sidewalk ground down at 474 E. Codd Street for \$250 as discussed. There was no motion.
- The crack by the drainage was discussed. Tara will follow up and have it inspected.

Water usage

- Reviewing the water bills; there does not seem to be any pattern or any correlation to any of the reported leaks. The landscaper is going to reset the irrigation to run for an hour.

New Business

1. CC&R Amendments – update.

- Attorney, Tanis Duncan, is reviewing the Board’s questions and her response is pending.

2. Potholes developing.

- There are a few small potholes developing. Will report to the Department of Transportation.

3. Reimbursement Request

- A request was made by Tom Skinner for reimbursement for roof repairs (bid for \$325) due to tree damage. The roofing company, Roofsavers, stated that the shingles had been damaged by the tree in the common area (they were out on an unrelated roof leak). Tom provided a copy of their report to the Board.
- The Board inspected and agree that the tree should be removed (in common area). The arborist agrees. The landscaper will remove the tree.
- Tom suggested if Board agrees to reimburse, to get other bids and see if shingles can be matched. Tom does not want the shingle repairs to be done until tree has been removed. Tara will follow up and get a bid from Rincon Roofing as well as talking to John Wesley and she will look through the records provided by Lewis Management to see previous contractor that installed roof.

4. Landscaping of New Construction Front Yards.

- In the transition to homeowner control, in the transition document we agreed not to have any architectural control of any new construction that John builds and that includes landscaping.
- A request was made to John to inform the BOD of any plans for the Susan’s front yard. Susan would prefer hardscaping in her front yard and a fence similar to the iron picket in front of house on the corner 17th and 3rd.
- Matt reported there is an alleyway that was created and no wall between the Vision house and Laurel’s house. Susan reported there is no room for a wall. Mike will follow up.

Call to the Audience/Homeowner Input

- Homeowner reported uplifting on her sidewalk (one brick lower than the other bricks). *Sonoran Landscape will inspect.*
- Notification will go out for the annual meeting not more than 30 days and not less than 15 days. The Call for Candidates will go out tomorrow.

Date for Next Board Meetings

February 17, 2014 – Annual meeting at 6:00 p.m. (Board meeting to follow immediately for officer election)

Adjournment

With no further business to discuss the meeting was adjourned at 7:28 p.m.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

Summary

Motions

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- A motion by Alice to fine Lot (number withheld for privacy) for weeds violation \$250 was seconded by Dave and passed unanimously.
- A motion to have the HOA repair the crack in the sidewalk at 496 E. Downtown Street and assume all of the costs was seconded. One Board member opposed and the rest were in favor. Motion passed.

Action Items

- Tara will send a Call to Homeowners for Nominations.
- Tara will confirm the two payments in December for landscaping.
- The crack by the drainage was discussed. Tara will follow up and have it inspected.
- Tara will follow up and get a bid from Rincon Roofing as well as talking to John Wesley and she will look through the records provided by Lewis Management to see previous contractor that installed roof.
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