

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, January 25, 2016 @ 5:30 P.M.
Armory Park Senior Center - 220 S. 5th Avenue**

Call to Order and Introductions

The meeting was called to order by the Board President, Mike Katz at 5:32 p.m.

Present: Mike Katz- President
Priya Okun – Vice President
Matt Fischler – Treasurer
Shirley McGhee - Director
Jerry Kreuzscher - Director

Absent: All Board members present.

Management: Joy Almond – FirstService Residential

Directors Comments

The following items were added to the Agenda:

- A. Wall Project
- B. Management Contract

Approval of Minutes from Last Meeting

A motion was made by Matt and seconded by Shirley to approve the November 16, 2015 Board meeting minutes as presented. Motion carried unanimously.

Community Wall Project Derek and Bill (Last names not stated).

- The Southwest design is only in the concept process for the Community Wall at Ott and 5th. This project was conceived to enhance the community at no cost to the homeowners.
- Need to get permission from Mr. Levine, the wall owner.
- Will seek funding and/or help from volunteers including from the Pima County Arts Council and/or local H.S. students. Will also seek paint donations.
- Will discuss further at the Annual Membership Meeting.

Reports

President's Report – Mike Katz

Mike Katz conducted the meeting. There was no formal President's report. Mike thanked Joy Almond for all of her hard work as manager.

Treasurer's/Finance Committee Report - Matt Fischler

Matt reviewed the December, 2015 financials. The community financials at year-end are in the black.

Manager's Report – Joy Almond

Joy reviewed the administrative and maintenance items.

Joy thanked everyone that responded to the landscaping reminders and for letting her know when it was clean up.

Joy submitted her resignation to FSR to accept a position with Edward Jones. Rhonda Rayhel, will be handling the account in the interim.

Joaquim Delgado from the City of Tucson provided options to lower the irrigation bills until the Irrigation Efficiency Audit is re-instated. He noted that the water bills seem significantly higher in 2015 due to a change in irrigation use. The Board believes this may be due to a water leak. Joy recommended that Clay talk to Joaquin.

Joy will see if water usage can be accessed online.

Architectural Review Committee - Matt Fischler

Approvals:

345 3rd – Repainting

488 Laos – Metal gates

451 Anatole – Security Doors

502 Historic – Screening water filter

345 Third Avenue – Exterior paint

Pending/Not Approved:

477 Laos – Installed awning without ARC request.

488 Laos – Exterior trim painting. John will inspect and assess.

CC&R Compliance Committee – Tom Skinner

A. Hearing

475 E. 16th Street – Tree overgrowth. Homeowner not present.

A motion was made and seconded to send a certified 30-day notice to 475 E. 16th Street to trim the overgrown tree and clean up the trash/debris or they will be subject to fine and/or landscape cleanup fee. Motion carried unanimously.

Joy will send a certified 30-day notice for tree overgrowth to 475 E. 16th Street per motion.

Clean and Safe Committee – Carol Baumgarten

The community map and directory is nearly complete and will be distributed upon completion.

Landscaping Committee – Shirley McGhee

See Old Business.

Ashley Park Ad Hoc Committee – Shirley Stroup

The Steven Dirks bench has been removed from Ashley Park and is in the process of being restore. Upon completion, it will be re-installed in a new location.

Hospitality Committee - Priya Okun

The Committee has provided a Welcome Packets to new owners.

Using \$75 from the Hospitality Budget, the Committee will provide refreshments for the Annual Meeting.

Old Business

1. Landscaping Issues

The Committee would appreciate any feedback regarding the new landscapers, McColley Smith Landscaping, as they work through the community. The first month MS added a number of days, at their expense, to bring the community to their standards. Have received positive reviews from owners to date.

a. Landscape Maintenance.

MS will submit a bid to solve water drainage issues by regrading as recommended by Greg Corman (address not stated).

McColley Smith Landscaping started maintaining the common area landscape as of January 6, 2016. Wednesday will be their regular maintenance day. They will divide the interior of the community into two sections that gets thoroughly cleaned once-a-month (1 - 16th and 3rd and 2 - detention basin).

The Palo Verde removals will be scheduled in the next few years.

b. Gravel/rock work completed since last meeting.

EcoSense Landscaping completed the rock installation. The Board approved to pay the difference of \$846 between the initial approved amount of \$2,200 at the November meeting and the actual billed amount of \$3,046.

c. Upcoming spring work.

Greg Corman has reviewed the yard redesigns. McColley Smith will submit bids to complete the installations.

d. Trees

1. Damage by arborist.

The arborist reported damage to a roof caused by tree branches prior to removal of the branches. Owner will submit an invoice to the Board.

2. Trees shading solar panels.

The Board and Landscape Committee will have a third-party review the shading issue to assess the effectiveness of the panels based on the amount of shading.

Joy will contact Technicians for Sustainability to inspect and assess the solar shading.

3. Juan will schedule an evaluation of the community trees. The community will be notified when it has been scheduled and everyone is welcome to join.

New Business

A. Insurance Renewal

A motion was made by Priya and seconded by Matt to approve Labarre/Osknee Insurance for 2016-2017 at a cost of \$1,806. Discussion ensued. Four approved, one abstained. Motion carried.

B. Homeless Camp near Satellite Dishes

Camp is no longer inhabited but a lot of debris was left behind.

C. Complaints from Homeowners regarding FSR Financial Services

Tabled.

D. Hospitality at Annual Meeting

Discussed during committee reports.

E. FSR Termination of Management Contract

FSR gave Armory Park a 30-day cancellation notice effective midnight February 29, 2016.

A motion was made by Jerry and seconded by Matt to approve going month-to-month with FSR for \$750 until a new management company is obtained. Motion carried unanimously.

Call to Audience

Recommended that chronic violators go directly to the fine process and bypass the first notice.

Joy recommended just reopen previous violation and start from there. Joy will follow-up regarding the reported chronic weed violation.

Date for Next Board Meeting

The Annual Membership meeting will be held on Monday, February 22, 2016, with registration at 5:30 p.m. and the meeting will start at 6:00 p.m. at St. Andrews Church.

Adjournment

With no further business to discuss, a motion was made by Shirley and seconded by Priya to adjourn the Board of Directors meeting at 7:20 p.m. Motion carried.

Respectfully submitted by:

Joy Almond, FirstService Residential

Summary

Motions

A motion was made by Matt and seconded by Shirley to approve the November 16, 2015 Board meeting minutes as presented. Motion carried unanimously.

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Action Items

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