

**ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Open Session
January 26, 2015
Armory Park Senior Center
220 S. 5th Avenue**

Call to Order

Quorum was established to conduct business and the meeting was called to order by President Mike Katz at 5:31 p.m.

Present: Mike Katz - President
Marilee Mansfield
Matt Fischler - Treasurer
Shirley McGhee
Priya Okun
Joy Almond, Community Manager representing FirstService Residential Arizona, LLC.

Excused: All present.

Directors' Comments

No changes to the Agenda.

Approval of Board meeting minutes

A motion was made by Matt and seconded by Shirley to approve the Board of Directors open session meeting minutes of November 17, 2014 as presented and passed unanimously.

Reports

President's Report – Mike Katz

No report.

Treasurer/Finance Committee Report - Matt Fischler

Joy reviewed the December, 2014 financials with those present.

Need clarification on water and landscaping bills from November.

Manager's Report – Joy Almond

Joy reviewed the manager's report with those present.

- Pending ARC requests:
449 E. Downtown – Install 3 trellises and 440 E. Laos – Replace gates.
- With the recent uplifting of sidewalks in need of repairs it was suggested that Juan Barba B. inspect and evaluate the trees in the areas with the sidewalk issues. The area between Codd and Laos has a large root running underneath the sidewalk and since it was previously ground down the entire panel will need to be replaced to bring it level or they may try and

slope it to make it less of a hazard. It is also suggested to paint those areas with yellow reflective paint to make pedestrians aware of the difference in elevations.

- The remaining backflow testing was completed. Joy worked negotiated with the City of Tucson to have the backflows on the same testing schedule in October to save the community money by only having the city inspector out once a year for testing instead of three times.
- Joy will require an email authorizing her to change your address as you move back and forth throughout the year if you are a winter resident only.
- Discussion ensued regarding having the inspector use discretion of weeds in backyard while Board is still dealing with weeds in detention basin. The Board expects weeds to be removed from front and back yards.
- Going forward all reserve expenditures must be voted on by the Board and recorded in the minutes to allow for expedited payment processing. Please plan to include any reserve items in the Agenda.

Joy will clarify that the reserve account for upgrading landscape which is currently designated major projects whether or not it will apply to the FSR policy. The Board would like to find a solution; this is a problem for them even though it is FSR policy.

- Thank you for your patience during our transition to FSR.

Architectural Review Committee - Matt Fischler

Matt will confirm if the request was approved for 449 E. Downtown and forward the information to Joy.

A motion by Priya and seconded by Shirley to approve the request by 449 E. Downtown to install 3 trellises with the stipulation that they be no higher than 6'6" at highest point. Motion passed unanimously.

CC&R Compliance Committee – Tom Skinner

No report.

Clean and Safe Committee – Carole Baumgarten (Absent)

No report.

The neighborhood map and directory are still in the process of being updated.

Joy will sort list by home and by lot.

Landscaping Committee – Shirley McGhee

To be discussed during Old Business.

Nominations Committee – Carol Baumgarten (Absent)

- Marilee Mansfield is not running again.
- The following homeowners have agreed to be on the ballot to serve on the Board of Directors for a one-year term: Jerry Kreuzscher, Priya Okun, Shirley McGhee, Matt Fischler and Mike Katz.
- Need a new landscape chair (Shirley announced she is planning on stepping down).

Welcome Committee – Priya Okun

- Met three times preparing a packet with neighborhood resources to include in a Welcome packet, CC&R summary and activity information.

- Spring community gathering on Sunday, April 12th between 5:00 and 7:00 p.m. (Date to be confirmed).
- **Copies of the CC&R/Governing Documents Summary was provided to those present for review and Joy will post on the FSR website.**
- Design Guidelines were revised in 2012, Matt will research for a signed copy to send to Joy. The website currently has the 2008 version.

Old Business

Landscaping

Projects completed to-date

- Front yards
441 Codd and 461 Laos replanted due to die off after major pruning.
- Ashley Park. Park has been redesigned with DG and the water system was rerouted. Juan Barba needs to give us a date for spring trimming at which time Shirley will notify the committee to suggest any trees that need to be added to the trim list.
Sonoran Oasis has been extremely attentive with their emergency response on leaks and broken tree limbs.
The entrance at Ott and 3rd has been replanted.
It was reported that the current bench has sharp edges. Steven Derks is willing to refinish edges.
Joy will get bids for tables and benches.
- Common area
Need to reassess where we are headed going forward with major projects. Have to finish riprap estimated cost \$3,438. We need to discuss installing gravel for the bare yards which was estimated at \$1,870 for six yards.
The Board approved Ecosense adding riprap and adding gravel to six yards for \$5,308 to be paid from major project reserves.
Sonoran Oasis sprayed pre-emergent 1-23-15.
Need to confirm if the Sonoran Oasis got permission to refill their tank when they were spraying from Lot 1 and reimburse homeowner if necessary.

Spring Plan

- Planting
- Park
- Pruning
Will be meeting with Sonoran Oasis on January 30th to determine when pruning will be scheduled.
Homeowners are cautioned not to do their own pruning; it violates the CC&R's.

New Business

1. Recent crime report

- Mugging in nearby community between 14th and 15th.
- Incidents of graffiti in the neighborhood.
- The TPD liaison officer is very responsive to the community.
- If you see anything suspicious, do not confront, call 911.

Joy will confirm that the Graffiti Abatement program with the City of Tucson is still in effect.

2. Amendment to Management Contract

FirstService disclosure of their affiliates'; potential conflict of interest disclaimer.
Signed by President, Mike Katz.

3. Sidewalk grinding/replacement bids

The Board will consult with Juan Barba before doing the other work.

A motion by Matt was seconded by Shirley to accept the bid for Option 1 from Custom Saw Cuts for \$631.59 passed unanimously.

4. Insurance Renewal

The Board approved renewing the insurance for \$1,025.

5. Garage Violation

337 S. Third built without a garage, a violation notice was sent to the new homeowner. The new homeowner expects completion of garage addition by mid-March. The Board stated March 6th as the deadline to complete in the violation notice. They approved extending further to mid-March as a reasonable deadline and the fact that the new owner is making every effort to be compliant.

Call to Audience/Homeowner Input

- Expressed concerns about sidewalk damage with new construction. Take photos and report to management if you see any damage. John stated in writing to Mike that he would accept responsibility for any damage due to construction.
- Inquired about solar panel maintenance; Shirley will send information. There is information posted on the website. Homeowner recommended having a guest speaker out again.
- Are walls between yards required? John previously stated he was going to build a wall between the houses for 337 S. Third and the Vision house. There is no requirement in the governing documents regarding walls between homes. No action at this time.

Next Meetings

- Annual meeting February 23, 2015 at 5:30 p.m. at St. Andrews Church.
- An organizational meeting will follow immediately after for the Board to select officers.
- The Annual meeting packet will be mailed January 26, 2015.

Adjournment

There being no further business brought before the Board for discussion, the meeting was adjourned at 7:17 p.m.

Summary

Motions

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Action Items

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