

**Armory Park Del Sol Homeowners Association
Board Meeting Minutes
July 20, 2013**

Present: Mike Katz, President, Shirley McGhee- Vice President, Matt Fischler – Treasurer, Alice Dance – Secretary, Dave Danell - Director. Also present was Tara Yokley representing Y Cross Management.

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 May 20, 2013 Board Meeting minutes as amended was seconded and passed unanimously.

Reports

President's Report – Mike Katz

New legislation for 2013

- The Association may now accept a vote by email or fax. If a homeowner submits their vote by email or fax they no longer remain anonymous. The Board can determine if they want to consider alternatives to the current voting procedure.
- The association can no longer ask for a copy of the lease agreement. They may request name and phone number of tenants, duration of lease and vehicle information.
- Parking: “an association has no authority over and shall not regulate any roadway for which the ownership has been dedicated to or is otherwise held by a governmental entity”. This section applies only to those planned communities for which the declaration is recorded after December 31, 2014.
- Senate Bill 1302 Section 1. Section 33-1817, pertains to fees we charge for design guidelines review. We can look at our guidelines to comply with the new statutes.
- A copy of the summary is available upon request.

Treasurer's/Finance Committee Report - Matt Fischler

The May 2013 and June, 2013 financials were provided to the Board and reviewed by Matt Fischler with those present.

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.

- There are 14 violations open.
- Lot 61: The plants are not weeds but Santolina planted in disorganized fashion that needs to be cleaned up. Violation stands.
- Lot 84: no new plantings.

Miscellaneous

- Did inspection and created map of 30 sidewalks with hairline cracks. [Will email copies of sidewalk map designating hairline cracks to the Board.](#) Still seeking estimates.
- Board will take photographs and monitor. Plants growing beside the sidewalk or roadway should be removed to not cause further damage.

Architectural

Four approval letters have been sent out, one is still pending for more information.

Architectural Review Committee - Matt Fischler

Matt Fischler reviewed his report with those present.

CC&R Compliance Committee – Tom Skinner

Discussed during Management report.

Clean and Safe Committee – Baumgarten (Absent)

No report.

Landscaping Committee – Heyl (Absent)

- Mike Katz reviewed the landscape committee report with those present.
- Kathy Heyl resigned from the landscape committee.
- Shirley McGhee volunteered to serve as chair person.
- Mike Katz put out a request for volunteers for the landscape committee.
- Watering the mesquite trees has been stopped during the monsoon season.

Governing Document Review Committee (Shackman)

Ken Shackman summarized his report with those present.

- Online homeowner survey was completed April 1, 2013.
- The committee put together a summary of the results of the online survey.
- The committee determined more information was needed for the community to better understand the summary. The committee prepared a report sent out to the homeowners' July 1, 2013.
- Board needs to provide guidance to the committee how they should proceed. 1) obtain additional information to give the owners a forum to express opinions or any concerns they may have – can have it at a different location such as St. Andrews at the September Board meeting or a stand-alone meeting in October or another week in Sept. The Board can work on proposals based on the information obtained from the online survey and any info obtained from meeting with the owners.
- The committee is working on a guide to using the CC&R's. There should be a one page document with highlights of the CC&R's that pertain to Armory Park Del Sol such as parking and landscape maintenance.
- Next meeting to be before October 15th. Date to be determined.
- Mike Katz thanked the committee for their hard work.

Old Business

1. Landscape Issues
 - A. Maintenance contract update

Received six proposals and granted an extension to one company (next Friday).
The current contract expires January 31, 2014; there is a 30-day cancellation clause.

B. Tree Maintenance update

Tree service vendor Timothy Holmes is leaving the state, need new vendor. Board hopes the landscaping vendor can cover tree maintenance. In the interim, arborist Juan Barba was hired to replace Timothy Holmes

C. Landscaping plan – July 26 - 8:30 a.m. demonstration Corman

The Board would like to develop a long-term landscaping plan. Landscaping consultant Greg Corman was hired on hourly fee basis to consult to create a five to 10 year plan. Greg has created a plant palette of plants best-suited for the community. Greg suggested creating some demonstration yards to show the community some of the concepts. The Board and Landscape Committee members will be meeting with Greg July 26, 2013 to design a couple of yards and a common area to implement the plan. The committee is still in the process of choosing which areas/yards to do.

D. Committee Chair

No discussion.

2. Weed control in drainage channels, basins - update

We had pre-emergent and post emergent sprayed in the drainage channels and detention basins. Bermuda grass is difficult to kill, may need to do some chemical reapplication. It may take a couple of years to get the weeds under control. We did ask for the landscape proposals to include weed control.

New Business

None.

As Brought Forth

Ask Proscapes to remove the tree stump and clear debris in drain.

Call to the Audience/Homeowner Input

Homeowners raised the following topics:

DES Building is there any information regarding the new tenant.

APNA meetings are held on the second Tuesdays of the month.

Date for Next Board Meetings

September, 2013 @ 5:30 PM

Adjournment

With no further business to discuss the meeting was adjourned at 6:35 p.m.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

Summary

Motions

A **MOTION** to approve the May 20, 2013 Board Meeting minutes as amended was seconded and passed unanimously.

Action Items

Will email copies of sidewalk map designating hairline cracks to the Board.