

**Armory Park Del Sol (APdS) Homeowners Association  
Board of Directors Meeting Minutes  
Monday, July 20, 2015 @ 5:30 P.M.  
Armory Park Senior Center - 220 S. 5<sup>th</sup> Avenue**

**Call to Order and Introductions**

The meeting was called to order by the Board President, Mike Katz at 5:35 p.m. Under new business, Item VI, Guest speaker, Derek Christensen discussing wall painting under new business was moved to the top of the Agenda.

**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

**Guest Speaker:** Homeowner, Derek Christensen and guest artist Bob DeArmond

**Directors Comments**

No comments.

**Approval of Minutes**

**A motion was made by Priya and seconded by Mike to approve the June 1, 2015 Board meeting minutes as presented. Motion carried unanimously.**

**Guest Speakers: Homeowner, Derek Christensen and guest artist, Bob DeArmond – Wall Painting**

Homeowner, Derek Christensen and guest artist Bob DeArmond discussed the potential of painting the wall parallel to the warehouses and the neighborhood. Bob recommends sealing the lower bricks due to water seeping between the cracks. Bob is willing to volunteer his time to the community project of painting the wall. He suggested a Sonoran Desert theme or fantasy flowers as an example. Will use excess paint donated by homeowners' to save money. He will bring samples to the September meeting. This project would be an unbudgeted expense. Tabled.

**Reports**

President's Report – Mike Katz

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

Treasurer's/Finance Committee Report - Matt Fischler

The June, 2015 financials were provided to the Board and Matt reviewed with those present.

In May the management fee shows \$750, the management fee is \$550 per month. The first four months the association was only charged \$500; the accounting department made the correction in May.

Joy and Matt will start work on the 2016 budget.

**Joy will research the increased in the water bill of \$200. The meter in question is located at 547 S. Third.**

#### **Manager's Report – Joy Almond**

A copy of the manager's report was included in the Board packet and Joy reviewed the administrative and maintenance items with those present.

- There are 11 violations for landscaping.
- Joy gave thanks to all of the homeowners that contacted her when an issue has been corrected or requires an extension.
- A reminder to be aware of the rear landscaping during monsoon season and try to keep up on the tree debris and weeds.
- Starting July 1<sup>st</sup>, FirstService will start emailing satisfaction surveys to the Board members. Mike stated that with the transition there has been an ongoing issue with accounting the paying bills in a timely manner.

**Joy will advise the Board of the exact date to expect their survey in the email.**

#### **Architectural Review Committee - Matt Fischler**

Five requests were approved since June 1<sup>st</sup>.

There are no pending requests at this time.

Working on a revision to make security doors and gates that are staying the same a pre-approved item. Hope to have a draft by the next meeting.

#### **CC&R Compliance Committee – Tom Skinner**

Reported ants north of the mail boxes in front of Ashley Park. No action taken.

Susan Klement volunteered to put the phone books that have been left out into the back yards.

**Joy will explore if an individual can opt out of receiving a phone book.**

**Joy will email the photos of the front yards for 531 3<sup>rd</sup> and 459 16<sup>th</sup> to BOD members to review.**

**A motion was made by Shirley and seconded by Priya to send a certified letter that gives the owners at 531 3<sup>rd</sup> and 459 16<sup>th</sup> 30-days to bring their yards into compliance or self- help will be performed by the landscapers and the homeowners' accounts will be charged. Motion carried unanimously.**

#### **Clean and Safe Committee – Carol Baumgarten (Absent)**

No formal report.

Susan Klement will update the community map and directory.

#### **Landscaping Committee – Shirley McGhee**

On July 31<sup>st</sup> will be placing gravel starting at Anatole and Downtown.

Sonoran Oasis has agreed to go through the community and assess the irrigation issues.

The committee will address the issues raised by homeowners' regarding the landscaper's performance.

Homeowner recommended having the landscapers trim the Texas Rangers on Ott that are overhanging the sidewalk.

Homeowner recommended trimming the trees on Third Avenue that are overhanging the sidewalk.

#### **Ashley Park Ad Hoc Committee – Shirley Stroup**

- The committee accepted the proposal submitted by local artisan, Mark Wallis for his design of tables, benches and chairs for Ashley Park. He was paid a \$500 retention fee and submitted his invoice for half of the project cost (\$9,000 to be paid from reserves) for \$4,000. Colors will be selected at the next meeting.
- The committee has agreed to have the Steven Derk Bench moved to another location (to be determined) in Armory Park Del Sol.
- The committee discussed installing solar lights in Ashley Park similar to the ones that Carol Baumgarten and Priya Okun have installed at their end of the detention basin not of Laos. A decision will be made during Phase 2 of the project.
- The committee also discussed moving the cluster mail boxes over slightly to provide an open entry to the park or leaving them and have some type of art work to screen the view from the interior of the park.

#### **Welcome Committee - Priya Okun**

Received the new residents' listing and have or in the process of contacting them.

#### **Old Business**

##### **1. Landscaping Issues.**

- **Maintenance Update, report**

- Weed Control

Spraying should not be the only method to remove weeds, it is not effective.

- Landscaping Contract

Landscaping committee, Susan and Mike are creating an RFP to use to seek bids from other vendors for landscaping maintenance. The RFP is requesting for the vendors to use “green” solutions rather than non-toxic.

**A motion was made by Priya and seconded by Jerry when the RFP is finalized that the Board and committee will interview potential vendors for landscape maintenance. Motion carried unanimously.**

- **Projects Update**

- Front Yard Lights

Currently there are no companies manufacturing the fixtures that are currently being used in the community. Tabled.

#### **New Business**

1. Wall Painting – Guest Speaker: Homeowner, Derek Christensen and guest artist, Bob DeArmond

Moved to the beginning of the Agenda.

2. Collections

**A motion was made by Shirley and seconded Priya to proceed with collections on #437.  
Motion carried unanimously.**

**Call to Audience**

The Board is doing a great job.

**Date for Next Board Meeting**

September 21, 2015 at 5:30 p.m.

**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 7:15 p.m. Motion carried.**

Respectfully submitted by:

Joy Almond, FirstService Residential

## **Summary**

### **Motions**

**A motion was made by Priya and seconded by Mike to approve the June 1, 2015 Board meeting minutes as presented. Motion carried unanimously.**

**A motion was made by Shirley and seconded by Priya to send a certified letter that gives the owners at 531 3<sup>rd</sup> and 459 16<sup>th</sup> 30-days to bring their yards into compliance or self- help will be performed by the landscapers and the homeowners' accounts will be charged. Motion carried unanimously.**

**A motion was made by Priya and seconded by Jerry when the RFP is finalized that the Board and committee will interview potential vendors for landscape maintenance. Motion carried unanimously.**

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### **Action Items**

**Joy will research the increased in the water bill of \$200. The meter in question is located at 547 S. Third.**

**Joy will advise the Board of the exact date to expect their survey in the email.**

**Joy will explore if an individual can opt out of receiving a phone book.**

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