

**ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JULY 21, 2014**

**Call to Order**

Quorum was established to conduct business and the meeting was called to order at 5:30 p.m. with no changes to the Agenda.

**Present:**     **Mike Katz**  
                  **Dave Danell**  
                  **Matt Fischler**  
                  **Shirley McGhee**  
                  **Diane Van Vessem representing Y Cross Management.**

**Excused:**     **Marilee Mansfield**

**Directors' Comments**

Welcomed homeowners'; glad to see so many attending.

**Approval of Board meeting minutes**

**A motion by Matt to approve the Board of Directors meeting minutes of May 12, 2014 as presented was seconded by Dave and passed unanimously.**

**Reports**

**President's Report** – Mike Katz

No report.

**Treasurer/Finance Committee** - Matt Fischler

- The June, 2014 financials were provided to the Board packet. Matt Fischler reviewed the financials with those present.
- Through better management of the irrigation system by the new landscaping company, there has been a drop in the water bill.

**Manager's Report** – Diane Van Vessem

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

**Architectural Review Committee** - Matt Fischler

Reviewed by Diane in the manager's report.

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

No report.

**Diane will provide more detail in the violation report for the Board.**

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

1. Map/Directory Update (Klement)

- Susan reported there was good response to the map update from the community. It will be updated often as necessary. The map is voluntary participation.
- Disappointed with the function of the links on website. Hoping to resolve that issue.
- Need way for homeowner to show preference if they have multiple contact information (phone numbers/emails, etc.).

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

A written report was provided to the Board. Landscaping will be discussed during old business.

### **Noncompliance Hearing – 494 E Historic**

Homeowner not present. Two Board members inspected the property just before the meeting and confirmed that the issue has not been resolved as homeowner reported by email to the Board.

**A motion by Dave was seconded by Matt to notify the homeowner that her cleanup was unsatisfactory and she has two weeks from date of correspondence to clean up or the Board will take action and arrange to have Sonoran Oasis clean up her yard at her expense passed unanimously.**

**Diane will notify the homeowner by email and certified letter of the Board's action and CC the Board.**

### **Old Business**

#### **1. Landscape Issues**

##### **A. Maintenance – update.**

The Board requested homeowners to report any landscape issues to the Board, the landscape committee or management so they can be addressed.

Applied pre-emergent recently. Need more spot control in the detention basin.

There are areas that are in need of emitters.

Some yards are in need of decomposed granite. Will address in the fall.

Homeowner reported tree debris blocking drains during the rain.

Discussed potential for individual rain harvesting; homeowners' were reminded to submit proposal to ARC before installing any water collection device.

Will have Sonoran Oasis investigate common area that was reported not being watered by the HOA water.

Need to address the water erosion issues on Third Avenue.

**Diane will invite a company to a meeting to discuss rain harvesting sometime in the future.**

##### **B. Tree pruning – update.**

A list of trees in need of pruning has been created and will be done on the 29<sup>th</sup>.

Owners will be notified if work will take place in their yard. Will get confirmation from Juan on schedule date and will obtain access from owners' as needed.

##### **C. Landscaping Plan**

###### **a) New tree planting – 14 planted; what's next?**

Trees have been planted with a few issues that have been resolved.

###### **b) Front yards and common areas.**

a. Front yards – assessment of work; what's next?

The four highest priority yards and the two yards at owners' expense were completed. There were some plants planted without water initially.

There are 8 in the next tier; need to prioritize and review funding. Recommended discussing a different vendor for future installation.

- b. Ashley Park – Corman suggested plan.  
Still waiting on estimates from Sonoran Oasis. Board would like input from the community on this project.
  1. Bench  
Bid of \$400 to redesign bench was submitted.
- c. N Ott entrance common area.  
Would like to renew the landscaping along the wall. Getting estimate for future consideration.

2. HOA attorney update  
The HOA hired Jason Smith with Carpenter, Hazelwood, Delgado and Bolen to represent the HOA in general counsel and collection matters.
3. CC&R Amendments – Update.  
Need guidance from an attorney in preparing the proposed amendments to the CC&R's. There is discrepancy between county records and the plat as to how many lots in the community and in the CC&R's; there is a discrepancy in the language. Need to consult an attorney and get that resolved before going forward.

### **New Business**

1. Sinkhole  
Tucson Water confirmed that there is not an active water leak. Initially there was a leak at the meter back in April, last year. The engineering firm has been contacted to inspect and report their findings.
2. Light Poles  
Waiting on third bid. Tabled.

### **Call to Audience/Homeowner Input**

- Homeowner suggested there may be a better way to spend the money, not impressed with work done to date on landscaping.
- Suggested topics for next Agenda: Liability of tree roots; HOA or homeowner?
- Commended the Board for the work that has been done with the landscape.
- Recognized Ken Shackman for all the work he has done and thanked him for his service to the community.

### **Next Meeting**

September 29, 2014 at the Armory Park Senior Center, 220 S. 5<sup>th</sup> Avenue.

**Adjournment**

Mike Katz adjourned the Board of Directors meeting to hold an Executive Session immediately following.

**Summary**  
Motions

Action Items