

Armory Park Del Sol Homeowners Association

Board Meeting Minutes

July 23, 2012

Present: Mike Katz, Matt Fischler, Tom Skinner, Dave Danell and Shirley McGhee.
Also present were Andrew Way and Dee Borendame representing Y Cross Management.

Excused: All Present

Call to Order

The meeting was called to order at 5:33 p.m.

Directors Comments

➤ No Comments

Approval of Minutes

A motion to remove the March 19, 2012 Board Meeting minutes from being tabled was made by Matt Fischler and passed with a unanimous vote.

A motion to approve the March 19, 2012 Board Meeting minutes as amended was made by Tom Skinner and passed with a unanimous vote.

A motion to approve the May 14, 2012 Board Meeting minutes as written was made by Dave Danell and passed with a unanimous vote.

Reports

Presidents

➤ No Report

Treasurer's/Finance Committee Report

- The June 30, 2012 financials were reviewed with those present.
- The issues with the utility bills being mailed to LMR have been resolved.
- Work on the 2013 Budget will begin soon.

Manager's Report

Financial Statements

- Assessment Income for the month is \$7,073.00 which is \$1,440.00 over budget for the month. Midway through the year, income is \$15,016.00 over budget.
- Total Operating Expenses for the month is \$7,984.00 which is \$2,253.00 over budget. The areas that are over budget are attorney fees, additional landscape work and electricity. Midway through the year, expenses are \$6,736.00 under budget.
- The Balance Sheet dated June 30, 2012 shows Total Assets of \$53,146.00.

- There are seven delinquent lots for a total of \$1,824.00.
- One home is pending foreclosure.

CC&R Enforcement

- Three inspections were completed since the last meeting. There are currently 16 open violations.
- 15 violations were escalated in this timeframe and one violation was reopened.
- The revised CCR letters were forwarded to Smartwebs but they still have not made the changes. I inquired if the initial contact email could show as coming from Manager@Armoryparkdelsol.org and they advised it is not possible. It is also not possible for them to put the stage one information in the body of the email rather than making it an attachment.
- Y Cross is currently exploring other options for tracking violations.

Architectural

- Seven submittals were reviewed since the last meeting. Six were approved and one is pending.

Landscape

- One application was reviewed and denied since the Homeowner was requesting custom pruning.

Miscellaneous

- Lot 059 was sold to James and Karen Carson.
- Four re-sales have been completed since the last meeting and there are no pending sales. Louis and Alice Catallini purchased 485 S 3rd, George Luis purchased 467 E 16th, Monique Lane purchased 475 E 16th and Tinsley Deibel purchased 455 E Codd.
- I contacted the representative for the Warehouse with the screeching swamp cooler and he stated that he would ask the tenant to address it as soon as possible.
- A work order was submitted to replace the missing sign on Laos at Southern Pacific.
- Two Homeowners have requested that all information be mailed.

Architectural Review Committee

- No Report

CC&R Compliance Committee

- No Report

Clean and Safe Committee

- No Report

Landscaping Committee

- A written report was included in the Board packet.
- The arborist inspected the property and provided a bid for tree maintenance.
- The arborist advised that Proscapes is pruning trees in an unhealthy manner. Proscapes was requested to cease any pruning activity.

A motion to approve the \$3,275.00 landscaping proposal was made by Dave Danell and passed with a unanimous vote.

Governing Document Review Committee

- The eight Homeowners that volunteered to serve on the Committee and were recognized.
- The Committee is meeting on a monthly basis to review the CC&R's.
- Legal advice was obtained when necessary.
- The Committee intends to obtain Homeowner input.
- The six main topics for the amendments were reviewed.
- The Committee plans to develop a guide for using the CC&R's.

Old Business

Rules for CC&R Third Amendment

A motion to remove the Rules for CC&R's from being tabled was made by Dave Danell and passed with a unanimous vote.

- The CC&R Third Amendment was filed and recorded with the County.
- The no rental clause is still in effect and will be enforced.
- The rules were provided for the Board to review.
- Homeowners were thanked for their input.
- The Association Attorney recommended the definition used for domestic partners.
- Renting or leasing is prohibited and any reported violations will be investigated.
- Occupancy/occupant requirements were reviewed again.
- Permissible home occupations were defined.

A motion to adopt the rules as amended was made by Matt Fischler and passed with a unanimous vote.

Landscaping Issues

- JWM sold the vacant lot and a new home should be built soon.
- The timer replacement has been completed.
- Information on front yard plantings was discussed.
- The Board investigated replacing the irrigation system and determined it is not needed at this time.
- The installation of decorative rock was discussed.
- Eight to ten trees at the detention basin were removed due to disease. Replacement trees may be purchased through the Trees for Tucson program.
- The arborist recommended adding emitters to the desert willows and to move emitters out from the base of trees.

Drainage System Inspection

- The annual inspection was conducted and the system passed.
- The hydrologist suggested two minor corrective measures.

Design and Landscape Guidelines Review/Revisions

- Matt Fischler was requested to review the Design Guidelines for updates.

New Business

Proscapes

- The Board discussed the performance of the landscapers.
- Proscapes is not responsive to providing bids for extra work.
- The Board discussed using other vendors for extra work outside of the maintenance contract.

Paul Gohdes

- Paul Gohdes was recognized for his hard work and dedication.

Call to the Audience/Homeowner Input

- No Discussion

Date for Next Board Meetings

- The next meeting is scheduled for September 24, 2012.

Adjournment

With no further business to discuss the meeting was adjourned at 7:15 p.m.

Respectfully submitted by:

Dee Borendame, for Y Cross Management Group

Summary

Motions

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Needed Action