

Armory Park del Sol (APdS) Homeowners' Association
Board of Directors Meeting
Monday, July 18, 2011
5:30 p.m.
Armory Park Neighborhood Center
220 S. 5th Ave, Tucson, AZ 85701

Draft Minutes

Meeting was called to order at 5:30 p.m. by the Board President Michael Katz. Other Board members present were Vice President Julieta Portillo, Treasurer Matt Fischler, and Secretary Helen Landerman and Dave Danell. Also present was Pam Lakey representing Lewis Management Resources. Homeowners present were Kathy Heyl, Ken Shackman, Susan Klement, Allan Veaner, Tom Skinner, Shirley McGhee, Wanda Stauffacher, Bob Stauffacher, Ken Shackman, Dave Mewhirter.

The minutes from the Regular June 20 meeting as well as the Executive session meeting were approved.

Reports.

President's Report (Katz). Deferred until later.

Treasurer's/Finance Committee Report (Fischler).

Water rates went up last year. The variance from the budget is \$73. The over all budget is \$263, including a leak. The June numbers are a little higher. . See the report. Mr. Miller has completed his payments. These were placed in reserves. The transition has been completed. George Hoag maintains a bank account of funds donated prior to the transition. The balance is around \$1800.

Architectural Review Committee Report (Fischler).

In Lot 82-83 an unapproved gazebo is visible from the street. There is an unapproved weather vane on the garage on Lot 94.

CC&Rs Compliance Committee (Skinner).

The 459 Anatole gazebo has been written up. It is a cloth gazebo. There was no request submitted. It is visible from the street. The 373 3rd Avenue matter is closed. The 443 16th St. hardscaping and the repainting of the fascia are both closed. The parking of the Lexus got approval last week. We are now running a tag. There is a car which belongs to the housesitter for Alice Ganz. She can't get into the garage and is a guest. This is closed. There are Texas tags. On Ott there is a car with the parking plates removed. This will be pursued. There is a Gladding's truck which is green and has a "Make art not war" bumper sticker on Union Pacific. This is the owner's.

Manager's Report (Lakey).

There is a full inspection report about the drainage system. She asked City and County about buffel grass near ABC Roofing. LMRI gift certificates will be deducted from the August payment.

Clean and Safe Committee Report (Gohdes). No report.

Landscaping Committee Report (Heyl).

One homeowner paid for own decomposed granite. The Reyes' palm tree was taken out and given to Tucson Trees. We will ask Timothy Holems for an estimate to remove approx. 20 trees and for pruning. The pruning is minor, although it is a long list. A tree on 3rd Ave. came down in the microburst. We lost about one third of the Palo Verde in the drainage ditch due to palo verde scale infection. Dave, do we feed trees? The answer is no. Citrus trees need to be fed. Shirley objects to the citrus tree in the common area. The front yard rip rap on 3rd Ave. is done.

Old Business.

President's Report (Katz).

Drainage inspection report.

There are no concerns. We passed inspection.

Student housing project update.

There is nothing new. There are five people on a working group from Armory Park. Ward 6 Councilman Kozachik will call a meeting to discuss a master plan including parking and traffic (our concerns) for the east end of downtown.

Armory Park Apartments will be closed, and renovated low income housing for the elderly. It supplied the clientele for the community center, so that may shut down.

Satellite dish Toole construction project update.

Mike had a conversation with a staffer, Mark Kerr for Ward 5 Councilman Fimbres. . who said some action could be taken and attention given at the City level. Mike had a free consultation with a landscape architect who said that there could be a two tier approach. There could be a tall hedge and trees to form a canopy which would block noise and light. It would be a \$10,000-\$12,000 project. They have a generator and a cooler which produces noise. There needs to be a barrier between the commercial property and the residential property. This requires mitigation. We don't know what types of trees or irrigation the dish owners might install.

Proposed revision of CC&R Noncompliance Procedures.

Changing the notice required from 15 days to 7 days for a hearing will make it easier to hold hearings. Mike's proposed changes were approved by the Board. The changes will be distributed to homeowners.

New Business.

Website.

Dave Mewhirter, Susan Klement, Matt Fischler and Mike Katz are developing an APdS web site have talked. Susan got the domain through iPage. The software will cost \$0-100 per year. The annual cost of the domain hosting is \$100-\$200. We have the expertise. We can budget for web site maintenance and allocate additional money, i.e. \$200 for the rest of the fiscal year. There is \$4200 available in Special Projects.

. The address is: www.armoryparkdelsol.org. We will list the emails of the Board.

There will be no August meeting.

The next meeting will be September 19.

The meeting was adjourned at 6:4