

**Armory Park Del Sol (APdS) Homeowners Association  
Board of Directors Meeting Minutes  
Monday, July 25, 2016 @ 5:30 P.M.  
St. Andrew Episcopal Church – 545 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.

**Present:** Mike Katz- President  
Priya Okun – Vice President  
Matt Fischler – Treasurer  
Shirley McGhee - Director  
Jerry Kreuzscher - Director

**Absent:** All Board members present.

**Management:** Melinda Ford, Cadden Management

**Directors' Comments**

No changes to the agenda.

**Approval of Minutes – May 16, 2016**

**A motion was made by Jerry Kreuzscher and seconded to approve the May 16, 2016 Board meeting minutes as presented. Motion carried unanimously.**

**Reports**

President's Report

Mike Katz reported that the meeting will now be held at the St. Andrew Episcopal Church until the end of the year. Mike Katz made a donation of \$25.00 per meeting.

Treasurer's/Finance Committee Report - Matt Fischler

Matt Fischler submitted a graph showing the finances – we are on track at this time.

Ms. Ford to contact McColley Smith Landscape to make sure they submit their invoices monthly. Ms. Ford to send Mike Katz, Shirley McGhee and Matt Fischler the water bill invoices each month.

Mike Katz questioned the landscape maintenance contract expense on the June finances. Ms. Ford will check with McColley Smith's invoice and will code the \$275.00 to irrigation repairs.

Matt Fischler and Ms. Ford will work on the 2017 budget and present at the September board meeting.

**Manager's Report**

Ms. Ford submitted manager's report for Board review.

**Architectural Review Committee - Matt Fischler**

Matt Fischler reviewed and approved approximately eight (8) architectural request.

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

Tom Skinner reported that C&R Committee conducted an orientation of the neighborhood for new Cadden Management Company managers, Brett Anderson and Melinda Ford. After the departure of our previous management company, no CC&R violations have been assessed, pending the hiring of our new contractor.

Ms. Ford will check on Aluminum Frame awning that has not been approved – which was mentioned at the May meeting.

**Clean and Safe Committee – Carol Baumgarten**

Nothing to report.

**Landscaping Committee – Shirley McGhee**

Shirley McGhee reported that the yards are complete. Did a walk through with Tom Skinner, Greg and Clay – they suggested to give the areas that were complete a little more time for everything to grow. The water bill was high at the 3<sup>rd</sup> Street area and the park area. The landscape committee will get bids for four small zones.

**Ashley Park Ad Hoc Committee – Jane Stroup**

Solar lighting – the idea of tiers for the lights is out of the question. Before the Board votes on this issue she would like to wait until Bill Brennan returns in September since he is the most knowledgeable person. He can answer many questions the Board members might have. On hold until September.

Wildflowers – There seems to be no problem scattering wildflowers around the perimeter of the park. This would be done in the fall. I would like to get Board approval for this task. The Board requested additional information. On hold until September.

Steven Derk Bench – Speedy has agreed to apply a protective coating on the bench hopefully before the July Board meeting. Fee: \$25.00. This is complete.

**Hospitality Committee – Priya Okun**

Three new families in neighborhood in the process of being welcomed. Janet Davis, who is Jeremy Bogard’s mother lives at 472 Laos. Other new owners are Anne Bissell at 439 E. Historic and Ron and Linda Wilson at 389 S. Third Street.

**Old Business**

1. Landscaping Issues

Carol Baumgarten did some research on lighting throughout the community since the existing lights and fixtures are no longer available. The Board suggests that we get lights that are LED, easy to open. This is something also that Board should consider when doing the budget. More research is needed for light fixtures and post.

## 2. Insurance

The double payment was received in May from the previous management company. This item is closed.

### **New Business**

1. Parking – Mike Katz reported on the community meeting of May 9<sup>th</sup>. Approximately 22 homes out of 93 attended the meeting. The Board made no decision on what direction to take at this time. The Board will make another attempt to reach out to the community on the parking issue. They will do an email blast and mail out a notice/survey. The attorney has suggested that the Association not to enforce at this time until a decision is made.
2. Sewer line work – Shirley McGhee reported on the drainage issue. Will get bid for the clean up – it is clogged with debris and mud.
3. Drainage Inspection – this is completed.
4. Dog waste – This is a continue issue – after discussion the Board approved for the doggy station at two locations. Ms. Ford will email the information to the Board.
5. Front yard replacement fixtures – after discussion the board review the new list of lights – Matt Fischler will pick up a light and the Board will review at the next board meeting.
6. Review of the Design and Landscape Guidelines – tabled.

### **Call to Audience**

No audience input.

### **Date for Next Board Meeting**

The next scheduled Board meeting is September 26<sup>th</sup> – 5:30 PM at the St. Andrew's Episcopal Church

### **Adjournment**

Meeting adjourned at 7:25pm.

Submitted by:

Melinda Ford

**Summary**

**Motions**

**A motion was made by Priya Okun and seconded to approve the March 28, 2016 Board meeting minutes as presented. Motion carried unanimously.**

**A motion was made by Priya Okun and seconded to approve the April 11, 2016 Board meeting minutes as presented. Motion carried unanimously.**

**Action Items**

**Ms. Ford working with First Service for Farmer's refund.**

**Ms. Ford will check on Aluminum Frame awning that has not been approved.**