

**Armory Park del Sol Homeowners' Association
Special Board Meeting, 4 p.m., July 8, 2010
Shackman residence, 478 E. Downtown Street**

MINUTES

President Mike Katz called the meeting to order at 4:01 p.m. Board members present: Matt Fischler, Mike Katz, Susan Klement, Ken Shackman, and Brad Stroup. Homeowners present: Paul Gohdes, Kathy Heyl, Allen Veaner, Mary Wells, and Laurel Wilkening

1. Review of, and action on, drainage inspection proposal from Engineering and Environmental Consultants (EEC)

Our CC&Rs require an annual inspection of our drainage system by a registered engineer. Ken reported that only one firm responded to the several RFPs he sent out. That firm, Engineering and Environmental Consultants (EEC) is big enough to carry out work on county roads and Ken is familiar with some of the staff members. Ken considers the company's price reasonable, given what we paid last year, given what an unqualified person proposed (identical), and given what the company proposes to do (more work than last year's company did). Ken moved that we accept the proposal from EEC. Brad seconded the motion. **Passed** unanimously. Ken will contact the company to inform them that we have accepted the proposal.

2. Update on tree service proposals

Ken sent out several RFPs for tree pruning and removal. Thus far, we have only one response and the cost, even for the most critical work, is well beyond our budget. The cost for all the work approaches our annual budget as a whole. One firm misread the deadline and will present a proposal shortly, although the company has missed its own promised response date. Mike suggested that we expand the RFP to landscape contractors that have certified arborists. A member of the finance committee suggested that we ask Juan Barba to work with Arizona Proscapes and both parties are willing to consider that possibility. We do not know how quickly we could receive additional proposals. Given the fact that the monsoon season is fast approaching, we will suggest different completion dates for our various priorities but the contractor should complete the most critical work two weeks after approval of the contract. We will ask that the complete job be finished by the end of September. Laurel commented that many trees seem destined for destruction because they are threatening solar panels; whoever does the work needs to understand that those trees cannot be pruned in the manner that commercial trees are pruned, which causes the trees to grow taller. Ken will contact some additional firms in hopes that we will receive a proposal we can afford. Since we have agreed that Juan Barba could work with the contractor, the firm does not need to have a certified arborist on staff, but it should have the necessary insurance.

3. Update on Landscape Guidelines

Kathy and Laurel, with input from Ken, presented a new revision of the Landscape Guidelines to the board. Ken moved that the board approve the document to be sent to the homeowners for comment. Matt seconded. **Passed** unanimously. We will send a copy of the document to Pam Lakey for her to send out via email. In case Pam's list is not up to date, we will provide her with an updated email address list. She will send the document by regular mail to those for whom we do not have an email address. We will give members a month to respond and send a reminder after two weeks.

Additional Landscaping Matters

Brad reported that Arizona Proscapes will apply the pre-emergent between July 13th and the 16th. We will notify the homeowners as soon as Brad lets us know the schedule for particular streets.

There was considerable discussion on landscape communication issues. We need to streamline the procedures.

Brad called for a round of applause for the Landscape Committee, which everyone enthusiastically gave.

The meeting adjourned at 4:59 p.m.