

**Armory Park Del Sol (APdS) Homeowners Association**  
**Board of Directors Meeting Minutes**  
**Monday, June 1, 2015 @ 5:30 P.M.**  
**Armory Park Senior Center - 220 S. 5<sup>th</sup> Avenue**

**Call to Order and Introductions**

The meeting was called to order by the Board President, Mike Katz at 5:34 p.m. There were no changes to the Agenda.

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

**Absent:** All present.

**Management:** Joy Almond – FirstService Residential

**Directors Comments**

No comments.

**Approval of Minutes**

**A motion was made by Priya and seconded by Matt to approve the March 23 2015 Board meeting minutes as amended to read *The President will draft action items by the May meeting to provide to Sonoran Oasis to review their performance (Changing from Board to President).* Motion carried unanimously.**

**Reports**

President's Report – Mike Katz

Mike Katz conducted the meeting. There was no formal report.

Treasurer's/Finance Committee Report - Matt Fischler

- The March and April 2015 financials were provided to the Board and Matt reviewed with those present.
- Currently the income is greater than expenses.
- The water expenses for March and April were significantly lower thanks to the efforts of Shirley and the homeowners acting immediately when there is an irrigation leak.
- Mike stated the Delinquency Report is hard to read, the font too small.
- **Joy will research why there was not a water bill in February.**
- **Joy will confirm that \$197.70 credit was applied.**
- **Joy will research what action is being taken on accounts 90-days past due.**
- **Joy will research #437 (reported that they moved).**

**Manager's Report** – Joy Almond

A copy of the manager's report was included in the Board packet.

- There are ten violations including landscaping, house numbers and general yard clean-up.
- Eight ARC requests were approved since March 1<sup>st</sup>. There is one open request that was received today.
- There is an updated Front Yard Landscaping Form on the website and all forms are now in a fillable PDF format.
- Three landscaping requests have been approved since March 1<sup>st</sup>.
- Custom Saw Cuts has completed all of the grinding repairs and slab replacements.
- The City will replace the misspelled street sign at Historic.
- Please make sure to keep areas around your garage free of weeds, broken cactus and tree debris this summer. Overall, everything has been looking good and it is greatly appreciated by your neighbors and the inspectors.
- FSR will mail surveys starting July 1<sup>st</sup> to the Board members to fill out. Joy will advise the Board when their surveys are sent out.
- **Joy will follow-up to see if the final inspection has been scheduled for the backflow.**

#### **Architectural Review Committee - Matt Fischler**

- There were three projects completed without prior approval including curtain tension rod/curtains, security door and red incense post. The ARC committee will review issues.
- Matt recommended amending the Design Guidelines to move ironwork in terms of security gates/doors to pre-approved list. The ARC committee will discuss and make their recommendations to the Board.
- **Joy will send Matt photos of the rod/curtains.**
- **Joy will post the 2012 amended Guidelines on the website (currently the 2008 Guidelines are posted).**

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

No formal report (discussed during manager's report). Will review recent unapproved changes noted by a committee member.

#### **Clean and Safe Committee – Carol Baumgarten**

- Mike summarized Carol's report in her absence. There are some light fixture issues in the front yard where replacements are not available. Options are being researched. There are front yard posts that are rusting and will need replacing.
- Carol recommended researching solar lighting for the front of houses instead of regular lighting and decreasing the light poles to three feet tall. Board discussed, may be a safety issue to lower poles. Committee to contact Dark Skies for a recommendation.

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

- All the houses on Third Avenue and 16<sup>th</sup> have been re-graveled by Eco-Sense. They also completed the repairs to the yard at 569 Third Avenue.
- The large mesquite at 486 Historic has been removed. Stumps from the removal of the mesquite were installed in the detention basin at the end of Codd for seating.
- Fall redesigns: 497 Downtown, 494 Historic, 470 Historic, 486 Historic, 474 Codd and 485 Laos.

## Hospitality Committee - Priya Okun

- The committee determined to change the name of the committee to Hospitality committee. The Board had no objections to the name change.
- April social went well.
- Planning a social for September.

**A motion was made by Priya and seconded by Shirley to approve \$150 for the 2016 Hospitality budget and an additional \$50 if there is an event in September, 2015. Discussion ensued. Motion carried unanimously.**

## Old Business

### 1. Landscaping Issues.

- **Maintenance Update, quality improvement report**

Mike Katz gave a 60-day report of the landscaper's performance. Created a short punch list of items that still need to be addressed. Sonoran Oasis is well aware of our wants/needs, recommends giving another 90 days, no reason to change at this time.

Committee will present RFP to Board in a week to go out for bid for landscaping; expect 60-90 days before new vendor is chosen.

- **Tree Pruning**

The arborist is concerned about property damage.

- **Projects Update**

- Front Yards

The committee is recommending that the board establish a cap to the funding of front yard redesign at \$1,700 per yard. An owner wanting an improvement in addition to this amount would fund the additional cost. This cap amount would accommodate our largest front yard.

Will address with the landscaper the report that items have been broken when they are in the process of trimming trees.

**A motion was made and seconded to establish a cap to the funding of front yard redesign at \$1,700 per yard. An owner wanting an improvement in addition to this amount would fund the additional cost. Motion carried unanimously.**

Corman and Barba have recommended removal of the Indian Sisson trees at 485, 493 and 501 Laos. The committee concurs and the owners of 485, 493 and 501 Laos endorse the removal. Total cost of removal and replacement with appropriate canopied shade trees would be \$1,840. Tabled to discuss further in July.

- Ashley Park – Jan Stroup

Still seeking a licensed project coordinator.

**Joy will do more research on the vendor that was recommended by Greg Corman.**

- **Drainage Inspection Report**

The report stated no issues. Will monitor as the landscaping is being completed to confirm there are no issues.

- **Rear Address Display**

Joy researched and confirmed that the City does not require rear addresses; the Board can't require or cite homeowners, it is not in the CC&R's.

### **New Business**

1. Fence Concerns between APdS and warehouses

Mike Levin stated they have no intention to repair the barb wired and they are considering removing it entirely. Mr. Levin is amenable to discussing allowing Armory Park to replace the barb wire or installing their own fencing.

Mike Katz suggested planting cactus along edge of wall. Tabled.

**Joy will ask about painting the APdS side of the wall.**

2. Irrigation Efficiency Audit

Joaquin Delgado from the City of Tucson is in the process of reinstating the Irrigation Water Efficiency Audit Program. Armory Park will be included once the program goes active this year. Joy is waiting to hear what the incentives will be for the communities that make the recommended changes after the free audit.

3. Stop Signs – Historic, Laos and Codd

Need approval from the City. Will still pursue with the City.

### **Call to Audience**

- New plants have brought Monarch butterflies into the community.
- Are we going to re-gravel? *As long as it is in the budget.*

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

July 20, 2015 at 5:30 p.m.

### **Adjournment**

**With no further business to discuss, a motion was made by Mike and seconded to adjourn the Board of Directors meeting at 7:20 p.m. Motion carried.**

Respectfully submitted by:

Joy Almond, FirstService Residential

## **Summary**

### **Motions**

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### **Action Items**

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