

**ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION**  
**Draft Annual Meeting Minutes**  
**March 17, 2014**

**Present:** Mike Katz, President, Dave Danell, Marilee Cowan and Shirley McGhee, Vice President. Also present was Diane Van Vessem representing Y Cross Management.

**Absent:** Matt Fischler

**Call to Order**

The meeting was called to order at 5:30 p.m.

**Directors' Comments - None**

**Approval of Minutes**

A motion by Dave to approve minutes of the January 24, 2014 meeting was seconded by Mike and passed unanimously.

Need to approve the Organizational Minutes at the next Board of Director's meeting.

**Reports**

**President's Report** – Mike Katz

Introduced the new manager, Diane Van Vessem.

**Treasurer/Finance Committee** - Matt Fischler (Absent)

The January and February, 2014 financial reports were included in the Board packet. Diane reviewed the Treasurer's report in Matt's absence.

Diane will review the discrepancies' for January/February, 2014 for landscaping.

**Manager's Report** – Diane Van Vessem

A copy of the manager's report was included in the Board packet and reviewed by Diane with those present.

Financial Statements

Financial Statements for January and February, 2014 including a separate attachment titled "Detailed Financial Reports: is a Check Disbursement Report, copies of bank statements and reconciliation, Aged Owners Balances Report and Owners Pre-Pays Report were included in the Board packet and reviewed by Diane during the Treasurer's report.

CC&R's

Site tours were performed and notices were sent out. There are 22 open violations. Diane will provide more details. Diane will provide more details in her future CC&R violation report.

Diane will invite the site inspector to meet on site to clarify what the Board wants to enforce.

Diane will make sure that when the violation letters go out they clarify the violation.

Diane will research 345 S Third to confirm if fine has been assessed.

Architectural

Since the last meeting there were two submittals, one was a revision and the other was a new request for painting.

Landscaping

Two requests for landscape for changes have been received and are included in the Board packet.  
Miscellaneous

Hard copies of the Board packet are being mailed to Shirley as requested.

**Architectural Review Committee - Matt Fischler (Absent)**

No formal report.

- Update on 505 Downtown Street requested improvement.  
Issue resolved.

**Landscaping Committee – Shirley McGhee**

- No formal report. Items to be discussed on Agenda.

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

- Action on Noncompliance Issues

**Clean and Safe Committee – Carol Baumgarten**

- No formal report.
- Mike Katz commended Susan for her hard work.
- Wanted to confirm that to cease using Lot numbers as a reference.

**Governing Document Review Committee – Ken Shackman (Absent)**

- No formal report.

**Old Business**

**1. Landscape Issues**

A. Maintenance – update

Spraying has been done; need to have them redo/address some areas.

B. Tree pruning

Completed.

C. Landscaping Plan

a) Trees

The Palo Verdes are diseased and most likely will be lost. Juan recommends planting trees in-between and start pruning the Palo Verdes back. (Not on original tree plan). Will meet with Juan and get clarification.

a. New plantings

Need to revisit the tree plan. Waiting to find out the cost of common areas. Greg and the committee will define the list of what needs to be done.

b. Emitters with current trees

Will need to assess all of the yards to determine which emitters need to be moved. Will check with Greg to see if he is comfortable having Debra do the assessment.

The Desert Willows are suffering without emitters.

b) Front yards and common areas

a. High priority yard update

The committee and Greg identified the four highest-priority residences in need of landscape refreshing. Waiting for Debra to submit the estimate for materials/labor.

b. Homeowner-funded front yards

One homeowner has (Mike Katz) submitted and is waiting for estimate from Debra.

The form to make a homeowner-funded request will be available on the website and an email will be sent out again with an explanation and the form also.

c. Ashley Park - Greg is working on plan for low-water usage landscaping to present to the homeowners.

**2. Sidewalk Cracks and uplifting – update**

The work has been completed on the sidewalks that were lifting. The cracked sidewalk (Hal's residence) and loose drain across the empty lot, remains to be addressed. *Diane has been in contact with the contractors and waiting for estimate in writing (only has a verbal estimate). Diane will follow up with getting other bids if needed.*

**3. CC&R Amendments – Where do we go from here?**

Any homeowner can suggest a change to the CC&R's.  
Tabled until a new HOA attorney has been hired.

**4. Skinner Roof Issue - Resolved**

**New Business**

**1. HOA Attorney**

The current HOA attorney, Tanis Duncan, and is retiring as of March 31, 2014. The Board is seeking a new HOA attorney.

*Diane is researching pricing/proposals from other attorneys.*

**Call to Audience/Homeowner Input**

- Homeowner commented that some of her bushes that do not have pink ribbons, but there are pink ribbons on the bushes in the front (address not stated). *Need to follow-up with Debra to confirm reason.*
- *Also, need to follow-up with Sonoran Oasis regarding scheduling pruning and have Debra reassess the common areas (Texas Rangers). Any grass in common area needs to go. Landscaping committee will create a list of items that have not been completed and Mike will follow-up.*
- Confusion of common area. *Anything on the outside of the wall that is not the back of the residence is common area and HOA responsibility.*

**Next Meeting**

May 12<sup>th</sup> at the Senior Center.

**Adjournment**

*A motion to adjourn at 6:50 p.m. was seconded and unanimously passed.*

## Summary

### Motions

- A motion by Dave to approve minutes of the January 24, 2014 meeting was seconded by Mike and passed unanimously.
- A motion to adjourn at 6:50 p.m. was seconded and unanimously passed.

### Action Items

- Need to approve the Organizational Minutes at the next Board of Director's meeting.
- Diane will review the discrepancies' for January/February, 2014 for landscaping.
- Diane will provide more details in her future CC&R violation report.
- Diane will meet onsite with the inspector. Diane will make sure that when the violation letters go out they clarify the violation.
- Diane will also clarify with the inspector regarding violations.
- Diane will research 345 S Third to confirm if fine has been paid.
- Diane has been in contact with the contractor regarding sidewalk repair and is waiting for estimate in writing (only has a verbal estimate). Diane will follow up with getting other bids if needed
- Diane is researching pricing from other attorneys.

