

**Armory Park Del Sol Homeowners Association
Board Meeting Minutes
March 18, 2013**

Present: Mike Katz, President, Matt Fischler, Dave Danell, Alice Dance and Shirley McGhee, Vice President. Also present was Tara Yokley representing Y Cross Management.

Call to Order

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

Directors Comments

- No Comments

Approval of Minutes

A **MOTION** to approve the January 14, 2013 and February 27, 2013 Board Meeting minutes as presented. Seconded and passed with a unanimous vote.

Reports

Presidents – Mike Katz

- No Report

Treasurer's/Finance Committee Report - Matt Fischler

- The financials were provided to the board.
- There is a charge of \$25 to Grassmeyer Law Firm that should not be there. Tara will look into this charge.

Manager's Report – Tara Yokley

Financial Statements

- Financial Statements for the months ending January and February are provided for the Board's review. Assessment Income for the month of January is \$9,600, which is \$3,869 over budget and Operating Expenses for the same period were \$4,966, which is \$764 under budget. The insurance yearly premium was paid this month. Assessment Income for the month of February is \$918, which is \$49 over budget and Operating Expenses for the same period were \$5,574, which is \$206 under budget. The area that was most over printing for the annual meeting. Year to date, expenses are \$1,046 under budget. The Balance Sheet of February 28, 2013 shows Total Assets of \$49,355.
- I will bring the signature card back to add Matt Fischler as a signer because it must also be signed by Mike Katz. I will also bring bank information on the old Bank of Tucson account. Y Cross Management cannot close this account as we are not signers on the account. The account will need to be closed by Mike Katz. We will then deposit those funds in to the Alliance Bank account.
- Also provided are a Check Disbursement Report, copies of bank statements and reconciliation, Aged Owners Balances Report and Owners Pre-Pays Report.
- As of February 28th, there are 2 lots with large amounts past due. I have emailed Tanis Duncan for a status report on both of these.

CC&R Enforcement

- There are only 3 violations open. The notices were sent accordingly, all of these were friendly email reminders. However, a community inspection is scheduled for 3/15/13 so there may be new items on the next log.

Architectural

- Since the last meeting, 4 approval letters have been sent.

Landscape

- Many landscaping companies have declined to bid on spraying for weeds because they do not have the maintenance contact. However, AAA Landscaping, Complete Landscaping and Groundskeeper have all promised to provide proposals by noon on March 15th. I will bring copies of these proposals to the meeting.
- I am waiting on instruction from the Board regarding irrigation pressure testing and irrigation replacement. To be discussed during Old Business.

Miscellaneous

- I have included an email regarding a cracked sidewalk.
 - Safety issue. Alice will inspect and make a determination
- Sun Lighting has the light available that we discussed at the last meeting for \$59 for the post and \$112 for the fixture. TEP agreed to send me information by March 15th. I have not received it yet but hope to have it at the meeting.

Architectural Review Committee - Matt Fischler

No activity/no report.

CC&R Compliance Committee – Tom Skinner (Absent).

Tara provided information in her board packet. Inspections are done twice a month. A site inspection was done today. Tara will e-mail updates to the board tomorrow. Discussion ensued.

- Lot 3 weed violation reported two months ago. This is a recurrent problem that needs to be addressed as soon as possible. What is status. Tara will review.
- The president of the board requested that a more thorough site inspection be done in the future. Wants details in the reports so the board can make decisions as to what action to take. Tara will get the information to the board tomorrow.
- Board member report the area next to Lot 3, Miller is parking a back hoe, becoming an eyesore. Is he allowed to leave dumpster on other lot? Needs to remove porta potty. Discussion ensued.

Clean and Safe Committee - Baumgarten

- No report.

Landscaping Committee – Heyl

No report. Spring planting to be discussed later in meeting.

Governing Document Review Committee – Ken Shackman

- A written report was included in the Board packet. Reviewed report for the board.
- The Committee met twice since last board meeting.
- The online survey was sent out on March 10th.
- 46 responses to date. Will send out a reminder.

Old Business

- Landscape Issues
 - Plant palette suggested by Greg Corman
 - Did an informal walk-thru with landscape consultant, Greg Cornman, and obtained a lot of good information/suggestions:
 - Suggested pressure testing for irrigation leaks. Recommended a vendor. Information provided to Tara so we can move forward on that.
 - Made vendor recommendation for hardscape.
 - He provided a list of low-water plant recommendations and suggested having a plan to plant color in the winter and color in the summer. This information was provided to the landscape committee to have reference list to move forward.
 - He was critical of our current landscape maintenance. To be discussed as new business item.
 - Discussion ensued. Need community education.
 - Spring Planting – Heyl
 - Will consult with Greg Cornman and then make recommendations to the board. Discussion ensued.
 - Asking Arizona Proscapes to replace plants that they neglected to water during high temperatures.
 - Front yard irrigation, hardscape replacement – Board
 - Time to make a decision if we are going to move forward. Discussion ensued.
 - Will proceed with pressure testing with Monterra Landscape if cost is not too high. Tara will make investigative phone calls.
 - Look for potential vendors to give bids for irrigation replacement. Tara will provide list of potential vendors.
 - Want to obtain an action plan from Greg Cornman for next five years. Tara will contact him regarding hardscape replacement, irrigation replacement, and long-term planting plan. Also would like to get input from homeowners.
 - 3rd Avenue is the critical area for hardscape replacement. Discussion ensued.
 - More freeze damage this year.
- Design and Landscape Guidelines review/revisions – pending
 - Will try and get the final version out within the next month.

- Lighting (TEP) – Yokley
 - TEP quoted first 100 feet of line free and \$7 each additional foot to add lines; the conduit charge and trenching is HOA’s responsibility.
 - There are three options:
 - Pull electric from transformer which is on Ott. Still need to trench and would need conduit; least expensive option and would not have to cross paving.
 - Pull electric from the breaker of homeowners of Lots 455, 466 and 474. Less distance; would cross paving.
 - Need to submit electrical plans to TEP if we want to consider the HOA installing posts.
 - Discussion ensued. Is there another option rather than street light, solar lighting? Tara will get bid from TEP on option 1 and research solar and movement options.
- Performance evaluation of Y Cross
Pending. Will be done within the next month.

New Business

- Weed control in drainage channels, basins – Katz and Yokley
 - We have confirmed it is legal to use chemical weed control in drainage areas with restrictions. Tara is obtaining bids exploring using pre-emergent and post emergent chemicals in the drainage area. Discussion ensued.
- Street sweeping – Katz
Sweeper Man did for \$150 two years ago. Will contact them to redo again rather than getting bids, see their current price. Need as much advance notice as possible so homeowners can move their cars.
- Landscape maintenance contract – Katz
Time to review other companies, solicit bids.
A **MOTION** to review landscape companies and solicit bids. Discussion ensued. Seconded and passed unanimously. Mike, Kathy and Tara will meet to discuss further.
- Vision House groundbreaking Lot 10, Monday, March 25, noon
- APds neighborhood pot luck Sunday, April 21, 2013 at 5 PM.

Call to the Audience/Homeowner Input

Homeowners raised the following topics:

- None.

Date for Next Board Meetings

- May 20, 2013 @ 5:30 PM – Board

Adjournment

- With no further business to discuss the meeting was adjourned at 7 p.m.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group