

Armory Park Del Sol Homeowners Association

Board Meeting Minutes

March 19, 2012

Present: Mike Katz, Tom Skinner, Dave Danell and Shirley McGhee. Also present were Andrew Way and Dee Borendame representing Y Cross Management.

Excused: Matt Fischler

Call to Order

The meeting was called to order at 5:32 p.m.

Directors Comments

➤ No Comments

Approval of Minutes

A motion to approve the January 23, 2012 Board Meeting minutes as amended, was made by David Danell and passed with a unanimous vote.

A motion to approve the February 27, 2012 Organizational Meeting minutes as written, was made by Tom Skinner and passed with a unanimous vote.

Reports

Presidents

➤ No Report

Treasurer's/Finance Committee Report

- The February 29, 2012 financials were provided for the Board to review.
- The Board discussed the \$1,562.79 legal fees for action with the home business.
Ms. Borendame was requested to provide the monthly water costs for the last year, by zone if possible.
- The Board discussed the lower water bill due to someone turning off the irrigation system.
- The Board discussed the difference between cash basis and accrual accounting reports.

Manager's Report

Financial Statements

- Lewis Management provided the financial statement through February 29, 2012.
- Assessment Income for the month is \$5,767.00 and is \$65.00 over budget.
- Total Operating Expenses for the month is \$5,102.00 which is \$117.00 under budget.
- Current Year Net Income is \$3,662.00.
- The Balance Sheet dated February 29, 2012 shows Total Assets of \$55,668.00.
- There are currently four lots with assessments delinquent 31 to 60 days and two lots with assessments delinquent 120 or more days. Delinquencies total \$1,381.00.
- There is currently one home pending foreclosure.

Transition from LMR

- The welcome letter was sent to all Homeowners with a statement of their account balance as transferred from LMR. No Homeowners disputed the balances.

- No Homeowners provided authorization to allow the statements to be sent by email. The second quarter statement will be mailed this week. Homeowners will be reminded they have the option to receive the statements by email.
- We now have all the lot files from LMR.
- The financials for February were provided today and LMR issued a check in the amount of \$32,500.00 to be deposited into the new Operating Account.

CC&R Enforcement

- The lot file for Lot 092 does not have a copy of the Hearing Notice that is referenced in the January draft minutes. The Board advised the violation was resolved.
- LMR did not provide a report of currently open violations. We plan to start compliance with a clean slate unless there are open violations the Board wants to remain at the same stage.
- Frank Montano will conduct the primary inspections each month. Ms. Borendame will do a follow up inspection each month.
- The web-based software used for compliance tracking is called SmartWebs. They have the individual home records established in their system and are working on creating the letters and establishing the different escalation stages. These steps need to be completed prior to the first inspection.
- The first inspection will be conducted before the end of the month and it will be coordinated with Tom Skinner to walk the property.
- Homeowners will be required to use the proper form to report violations.
- The Board discussed a double wide lot owned by the developer that has consistently been a weed problem. A Homeowner advised residents are using the vacant lot for parking.

Architectural/Landscape Forms and Tracking

- Draft copies of Architectural and Landscape forms are provided for your review. I have also provided the tracking forms that will be used for both.
- Decisions were received from the Landscape Committee for two recent applications. They are both referenced on the tracking forms and copies of the letter are provided for input.
- The Board discussed parking enforcement and verifying ownership.

Architectural Review Committee

- No Report

CC&R Compliance Committee

- The Homeowner that was operating a Bed and Breakfast has agreed to stop.

Clean and Safe Committee

- The Board discussed vegetation around the front yard light posts that is making it difficult to replace the lights.

Landscaping Committee

- The landscapers were requested to provide a bid for the spring planting. Several Homeowners have already purchased their plants.
- The Committee reviewed two landscaping submittals, approved one and denied one.
- Pre-emergent applications were included in the Budget.

New Business

Goals for 2012

- The Board discussed appointing Committees to investigate parking, rentals and CC&R issues.
- Homeowners will be encouraged to volunteer to serve on Committees and the Board.
- The Board discussed irrigation system enhancements.

CC&R Issues

- The Board discussed the major CC&R issues over the last three years.
- The Association Attorney was contacted regarding non-owner, non-family members living at a residence for a long period. This is being investigated to determine the Associations options.
- The caregiver issues are protected by the federal fair housing act and cannot be barred.
- The Board discussed the no rental policy and investigating allowing rentals in order to avoid foreclosures.

Old Business

Landscaping Issues

- An estimate for the timer replacement was provided for review.
- The cost is \$975.00 for the sensor and \$650.00 for solar.
- The grass in the park is completely gone and has been replaced by weeds.
- A Homeowner suggested the Board investigate artificial turf for the park.
- The Board approved the \$650.00 bid for solar.

Downtown Projects Update

- Information on the development of historic areas was discussed at the meeting.
- An area west of the university has been opened for development. A company is interested in building 14 story buildings for student housing.
- The central business district will provide tax incentives for anyone that wants to develop downtown. This will allow the City to condemn properties.

Call to the Audience/Homeowner Input

- A Homeowner reported the landscapers spraying yards and wanted to know why they were not notified.
The landscapers will be contacted to determine if they were applying pre-emergent.
- Information on the meeting regarding the street car was provided. They also discussed a grocery store downtown in order to make the venture viable.

Date for Next Board Meetings

- The next meeting is scheduled for May 14, 2012.

Adjournment

With no further business to discuss the meeting was adjourned at 7:20 p.m.

Respectfully submitted by:

Dee Borendame, for Y Cross Management Group

Summary

Motions

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Needed Action

Ms. Borendame was requested to provide the monthly water costs for the last year, by zone if possible.