

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, March 23, 2015 @ 5:30 P.M.
Armory Park Senior Center
220 S. 5th Avenue**

Call to Order and Introductions

The meeting was called to order by the Board President, Mike Katz at 5:30 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 by Matt Fischler to approve the January 26, 2015 Board meeting minutes as amended was seconded by Shirley McGhee and carried..

A motion by Priya Okun to approve the February 23, 2015 Organizational meeting minutes as presented was seconded by Jerry Kreuzscher and carried..

Reports

President's Report – Mike Katz

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

Treasurer's/Finance Committee Report - Matt Fischler

The January and February, 2015 financials were provided to the Board and Matt reviewed with those present.

Manager's Report – Joy Almond

A copy of the manager's report was included in the Board packet.
Board members will inspect the areas of sidewalk that were ground down.

Architectural Review Committee - Matt Fischler

One request was submitted and approved (a wall raised by one brick and reinstall gate).

CC&R Compliance Committee – Tom Skinner

No formal report (discussed during manager's report).
House numbers are a City ordinance and not requested by the CC&R's or design guidelines.

Clean and Safe Committee – Carol Baumgarten

No report.
Thanked Susan for working on updating the community map and directory.

Landscaping Committee – Shirley McGhee

To be discussed during old business.

Welcome Committee - Priya Okun

April 12th –Annual Spring Potluck at Ashley Park from 5:30 p.m. to 7:30 p.m.
Need six foot tables if anyone has some available. Seeking volunteers to help with set up or cleanup.

A motion by Shirley to reimburse the Welcome Committee not to exceed \$50 for the Annual Spring Gathering (GL 5055), receipts must be submitted was seconded by Priya. Motion carried.

Old Business

1. Landscaping Issues.

Weeds/Maintenance – Update.

The President will draft action items by the June meeting to provide to Sonoran Oasis to review their performance.
Sonoran Oasis is still working on the weeds within the community; spring cleaning and the main tree pruning has been completed.
Riprap was completed on Ott & Third. Two-thirds of the yards have been re-graveled on Third Avenue.

Projects Update

Front Yards

Six yards to be redesigned at a cost of approximately \$1,000 to \$2,000/property.
A decision needs to be made for a major mesquite tree removal on 494 Historic at a cost of approximately \$500 to \$600. There are many inappropriate trees in the community; we need to have a root management plan in place.
Re-gravel six yards at a time is \$1,670.
Two self-funded front yard improvements are in process.

Ashley Park – Jan Stroup

A motion by Shirley to allocate \$9,000 for the 2015 fiscal year to develop a multi-year plan and budget for enhancing Ashley Park to be paid from Special Projects Reserves was seconded by Priya. Discussion ensued. Motion was amended by Shirley to add “for a multi-year plan”. Motion carried.

Common Area

A motion by Shirley to not exceed \$15,000 for major landscaping projects for the first half of the 2015 fiscal year out of the Special Project Reserves for common area landscaping and Ashley Park improvement project to include redesign of 569 3rd Avenue, rip rap/gravel installation, tree removal and yard redesigns was seconded by Matt. Motion carried.

Spring Plan

Park

The subcommittee is working on plans to enhance Ashley Park over the next several years. The committee will present a design plan at the June meeting. The Board thanked the committee for their hard work.

Heyl Tree

A motion by Jerry to remove the mesquite tree between 486 and 494 E. Historic Street and replace with a native tree more suited to the space to be paid from special projects. Three in favor and two abstained. Motion carried.

2. Recent Crime Issues

Homeowner (near 3rd and 16th) was attacked on her front porch with a box cutter by a teen (16 – 17 years old) suspect demanding money. No arrests have been made. Please remember to be aware of your surroundings and report any suspicious activity to the police. Mike has been working with the Armory Park Neighborhood and Association, the City Council and the Tucson Police Department to address crime issues in the community.

New Business

1. Sidewalk Slab replacement bid

A motion by Shirley to approve the bid from Custom Saw Cuts for \$1,894.77 to replace three sidewalk slabs lifted and damaged by roots within the community to be paid from general reserves was seconded by Priya. Motion carried.

2. Trujillo certified mailing fee waiver request

A motion by Shirley to deny the certified postage fee waiver (\$15) request from the homeowner (Trujillo) was seconded by Priya. Motion carried.

3. Annual Drainage Assessment Bid

Included in the Annual budget as required by the CC&R's to be completed by ECC.

Joy will have ECC also look at the property south of 499 E. Anatole where the new house is being built to verify any potential drainage issues that were previously resolved prior to construction.

4. Tables/seating for Ashley Park

The Ashley Park committee will address.

Call to the Audience/Homeowner Input

- Against removing mesquite trees in the community.
- Suggested pursuing that the original builder be responsible for removing trees.

- Recommended reviewing Sonoran Oasis contract. Poor performance. *The Board is addressing this issue.*
- Requested to have the drainage area inspected with a camera.
- What determination has been made regarding irrigation system? *It is on hold for now until there are more leaks occurring.*
- Questioned solar panels placed on the roof instead of garage. *There were extra panels and there was not a room for all to be placed on the roof. There is nothing stated in the CC&R's against this placement. Solar is encouraged.*
- Requested the draft annual meeting minutes to be posted on the website for review prior to the next annual meeting.

Date for Next Board Meeting

June 1, 2015 at 5:30 p.m.

Adjournment

With no further business to discuss, a motion by Jerry to adjourn the Board of Directors meeting at 7:23 p.m. was seconded by Priya. Motion carried.

Respectfully submitted by:

Joy Almond, FirstService Residential

Summary

Motions

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A motion by Shirley to reimburse the Welcome Committee not to exceed \$50 for the Annual Spring Gathering (GL 5055), receipt must be submitted was seconded by Priya. Motion carried.

A motion by Shirley to allocate \$9,000 for the 2015 fiscal year to develop a multi-year plan and budget for enhancing Ashely Park to be paid from Special Projects Reserves was seconded by Priya. Discussion ensued. Motion was amended by Shirley to add “for a multi-year plan”. Motion carried.

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Action Items

Joy will have ECC also look at the property south of 499 E. Anatole where the new house is being built to verify and potential drainage issues that were previously resolved prior to construction