

ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
Meeting Minutes
May 12, 2014

Call to Order

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

Present: **Mike Katz**
 Dave Danell
 Marilee Mansfield
 Matt Fischler
 Diane Van Vessem representing Y Cross Management.

Absent: **Shirley McGhee, Vice President**

Directors' Comments

None.

Approval of Agenda/Minutes

No changes to the Agenda.

A motion by Dave to approve the Organizational meeting minutes of February 17, 2014 as corrected was seconded by Marilee. Motion carried.

A motion by Dave to approve minutes of the March 17, 2014 Board of Directors meeting as presented was seconded by Marilee. Motioned carried.

Reports

President's Report – Mike Katz

No written report.

Treasurer/Finance Committee - Matt Fischler

- The April, 2014 financials were included in the Board packet. Matt Fischler reviewed the financials with those present.
- Water bill is lower than previously, the result of working with the landscaper on the irrigation.
- Diane will research why the March financials show a \$313 charge for publications, copies and supplies, which is higher than usual.
- Diane will research why the April financials show the landscape actual as \$2,132. According to the contract it should be \$2,080.

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.

Architectural Review Committee - Matt Fischler

No written report.

Landscaping Committee – Shirley McGhee (Absent)

A written report was provided to the Board. Landscaping will be discussed during old business.

CC&R Compliance Committee – Tom Skinner

No written report. A compliance report was sent to the committee by YCross.

Clean and Safe Committee – Carol Baumgarten (Absent)

- Susan Klement gave the committee report in Carol’s absence.
- Carol is revising the map to reflect street names/address and will never change. Susan Klement is working on a directory. The map and directory will be provided by email and will be mailed out if email is not available.
- Susan recommended updating every three months if there are new residents or changes.
- The committee welcomes any feedback.

Governing Document Review Committee – Ken Shackman

- A written report was provided to the Board and Ken reviewed with those present. Will be moving forward after an HOA attorney has been hired.
- Ken created a one-page summary highlighting the CC&R’s to be provided to new homeowners.
- Mike thanked Ken for his efforts.

Old Business

1. Landscape Issues

A. Maintenance – update: hard pruning; weeds.
Completed.

B. Tree pruning.

Arborist, Juan Barba, is taking care of the tree pruning. Any questions or concerns, contact a Board member or the management offices.

C. Landscaping Plan

a) New tree planting – 14 to start.

The tree planting for the initial phase has started with more work to be done in the fall.

b) Front yards and common areas.

a. High priority yard update – Estimates

Work will start on the four highest priority front yards on the weekend of May, 30th. This will be a long-term project. Money has been budgeted for this. The work will be done by Sonoran Oasis.

1. Next tier

The next tier is projected to start in the fall.

b. Homeowner-funded front yards (2).

Susan reported that her front yard will be delayed due to developer issues.

c. Ashley Park – Corman suggested plan

Greg Corman submitted a design for the park (without pricing). The plan includes removing the grass and replacing with DG. The Board wants community input on this project. No action taken.

1. Bench

Bench will be redesigned or moved.

d. N. Ott entrance common area.

Would like to renew the landscaping along the wall.

c) **Sidewalk Cracks and uplifting – drain on Southern Pacific update.**

A piece of the sidewalk has been hard glued and will be monitored. No further action at this time.

d) **HOA attorney – interviews.**

A motion to hire attorney Jason Smith with Carpenter, Hazelwood, Delgado and Bolen to represent the HOA in general counsel and collection matters was seconded. Motion carries.

e) **CC&R Amendments – Pending new attorney.**

The number of votes per lot (two lots and one and a half lots) needs to be resolved before attempting any amendments to the CC&R's.

Any homeowner can suggest a change to the CC&R's.

Tabled until a new HOA attorney has been hired.

f) **Skinner Roof Issue**

Resolved.

New Business

1. 2014 Drainage System Inspection

The annual drainage system inspection required by the CC&R's is due.

Diane will contact vendors: Engineering and Environmental to have it scheduled in June before the monsoon season.

Call to Audience/Homeowner Input

- Homeowner would like more notification when the landscapers are going to be on property. *Mike Katz will send out the landscape schedules monthly. Homeowners' can also verify with the management company or a Board member.*
- Homeowner requested copy of water schedule. *Currently watering Monday through Friday, starting at 6:00 a.m., different zones.*
- Expressed concern regarding people sleeping in the park/homeless activity. *The police are aware of the issues and they are patrolling the area more often to discourage homeless activity.*
- Homeowners' expressed concerns regarding landscaping and wants to see all of the 2013 documentation in regards to landscape including water bills and the management contract. *The Board wants the request submitted in writing.*
- Concerned about the condition of the yard light poles. *Diane will get estimates for painting the yard light poles.*

- Reported house not lighting up at night. *The owner is out-of-state and will addressed upon return to Tucson. The light is coming on very late at night, there is a sensor issue.*
- Suggested placing an Armory Park del Sol sign at 3rd and Ott.
- Missing walls. *The builder is waiting until the houses are purchased and then will repair walls.*
- Are we required to have walls or gates? *Diane will research if walls or gates are required.*
- Ants in common area. *Report to management or the Board.*
- Irrigation in Ashley Park. *Will talk to landscaper to adjust the irrigation in Ashley Park.*

Next Meeting

July 21, 2014 at the Armory Park Senior Center, 220 S. 5th Avenue.

Adjournment

Mike Katz adjourned the Board of Directors meeting at 7:25 p.m.

Summary

Motions

A motion by Dave to approve the Organizational meeting minutes of February 17, 2014 as corrected was seconded by Marilee. Motion carried.

A motion by Dave to approve minutes of the March 17, 2014 Board of Directors meeting as presented was seconded by Marilee. Motioned carried.

A motion to hire attorney Jason Smith with Carpenter, Hazelwood, Delgado and Bolen to represent the HOA in general counsel and collection matters was seconded. Motion carries.

Action Items

Diane will contact vendors: Engineering and Environmental to have it scheduled in June before the monsoon season.

Diane will get estimates for painting the yard light poles.

Diane will research if walls or gates are required.

Diane will research why the March financials show a \$313 charge for publications, copies and supplies, which is higher than usual.

Diane will research why the April financials show the landscape actual as \$2,132. According to the contract it should be \$2,080.

