

Armory Park Del Sol Homeowners Association

Board Meeting Minutes

May 14, 2012

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

Excused: All Present

Call to Order

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

Directors Comments

- No Comments

Approval of Minutes

A motion to table review of the March 19, 2012 Board Meeting minutes was made by Matt Fischler and passed with a unanimous vote.

Reports

Presidents

- No Report

Treasurer's/Finance Committee Report

- The March 31, 2012 and April 30, 2012 financials were included in the Board packet.
- The Committee continues to work with Y Cross Management to resolve transition issues.

Manager's Report

Financial Statements

- Assessment Income for the month ending April 30, 2012 is \$4,275.00. Assessment Income is \$1,357.00 under budget for the month.
- Total Operating Expenses for the month are \$6,641.00 which is \$910.00 over budget. The primary reason is that the Proscapes monthly fee for March and April were both paid in April.
- The Balance Sheet shows Total Assets of \$55,421.00.
- Delinquencies totaled \$983.55 and belong to three lots. The Board discussed forwarding these accounts for collections.
- There is currently one home pending foreclosure.

CC&R Enforcement

- Four inspections were completed since the last meeting.

- The first inspection was conducted with the Y Cross inspector, Committee members and Ms. Borendame.
- Those attending the inspection discussed the various wildflowers that grow and agreed that as long as they are flowering, the owners would not be requested to cut them back.
- There are currently 12 open violations.
- The CC&R's address requirement of "hardscaping" in the rear yards. Y Cross would like Board input on the extent this should be enforced.
The Board advised the CC&R's should be enforced and dirt is not acceptable since it will erode.

Architectural

- Lot 016 – Gate replacement – Approved
- Lot 040 – Paint garage floor and driveway – Approved
- Lot 043 – Iron trellis to support rose bush – Approved
- Lot 046 – Change exterior paint – Pending color information
- Lot 061 – Reinforcement of painted plywood on the back gate – Denied
- Lot 062 – Installation of metal gates – Approved
- Lot 062 – Replacement of gate with slump block wall – Approved
- Lot 062 – Exterior Paint – Approved
- Lot 069 – Similar exterior paint – Pending
- Lot 081 – Exterior paint - Approved

Landscape

- Lot 066 – Plant golden barrel cacti in front yard – Approved
- Lot 084 – Plant desert willow in side yard – Denied
- Lot 084 – Plantings in front yard – Pending until fall planting season
- Weeds were noted in the rock of the detention basin at the end of Laos Street. Proscapes has now corrected this issue.

Miscellaneous

- One resale closed since the last meeting and there are two pending sales.
- The statutory agent information is being updated with the AZ Corporation Commission.
- John Wesley Miller was contacted regarding the erosion issues from Lot 059 and 060. He advised the street is cleaned after each rain, but agreed to place the hay rolls on the edge of the property to help with erosion. He also advised he is required to have the porta-potty on Lot 002 until the construction is completed.
- The water usage details were updated and included in the Board packet.

Architectural Review Committee

- No Report

CC&R Compliance Committee

- A letter was sent to the Homeowner at Lot 20 regarding whether the property is being used as a rental. The Homeowner advised a family member is living in the home.
A motion to close the rental violation for Lot 20 was made by Shirley McGhee and passed with one abstained vote.

- A friendly reminder was sent to Lot 20 for parking violations.

Clean and Safe Committee

- The Committee members are doing a great job cleaning up the neighborhood every garbage pickup day.
- All garage and front lights are in working order.
- The Committee will speak with the owner of the barbed wire fence along the east side of the wash about getting the fence repaired.

Landscaping Committee

- Trees will be purchased through the Trees for Tucson program.
- More emitters will be capped to reduce water usage.
- Homeowners expressed concern with bare areas that need plants.

Old Business

Landscaping Issues

- Timer Replacement – The part was back ordered but the repair should be completed tomorrow.
- Timing of pre-emergent spraying – The landscapers will use the blowers to get rid of the debris and pre-emergent will be applied in June.

Drainage System Inspection

- The CC&R's require a certified hydrologist to inspect the drainage system.
- This work will be scheduled prior to monsoon season.
Ms. Borendame was requested to schedule the inspection of the drainage system.
- Two Homeowners reported two drainage systems by their homes that need to be maintained to prevent mosquitos and flooding issues.

New Business

APDS Statutory Agent

- The statutory agent listed in the Association documents will be amended to the Association Attorney.
A motion to amending the Association documents to list the Association Attorney as the statutory agent was made by Tom Skinner and passed with a unanimous vote.

Rules & CC&R Second Amendment

- The amended CC&R's were provided for the Board and all Homeowners for review.
- The Association Attorney was consulted regarding the development of rules.
- The Rules will define issues that are not defined in the CC&R's.
- The amendment will not change the rental policy in the CC&R's.
- The Board discussed the enforcement of the rules and Association documents.
- The amendment would contain language for domestic partners.
- Occupancy/occupant requirements were discussed.
- Homeowners encouraged the Board to postpone any decision to allow further review that should include owners.

- A Homeowner recommended that information for non-owner occupants be provided to the Association when the Homeowner is not in residence.
- A Homeowner wanted to know if a vote of Homeowners is required to pass the document. The Board can adopt the rules without a vote of the Homeowners since it does not change the CC&R's.
- Discussion was tabled for further investigation.
A motion to have a document ready for approval at the next meeting was made by Tom Skinner and passed with a unanimous vote.

CC&R Review Committee

- The Association Attorney recommended the Board review the CC&R's for amendments.
- Ken Shackman agreed to chair the Committee.

Design Guideline Review

- The Architectural Committee was requested to review the Design Guidelines for changes.
- Homeowner input will be solicited.

Call to the Audience/Homeowner Input

- A Homeowner expressed appreciation to the Board for moving forward on these issues. He expressed his opinion on the proposed rules.

Date for Next Board Meetings

- The next meeting is scheduled for July 16, 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

A motion to table review of the March 19, 2012 Board Meeting minutes was made by Matt Fischler and passed with a unanimous vote.

A motion to close the rental violation for Lot 20 was made by Shirley McGhee and passed with one abstained vote.

A motion to amending the Association documents to list the Association Attorney as the statutory agent was made by Tom Skinner and passed with a unanimous vote.

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Needed Action

Ms. Borendame was requested to schedule the inspection of the drainage system.