

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, May 16, 2016 @ 5:30 P.M.
Armory Park Neighborhood Center – 222 S. 5th Avenue**

Call to Order and Introductions

The meeting was called to order by the Board President, Mike Katz at 5:32 p.m.

Present: Mike Katz- President
Priya Okun – Vice President
Matt Fischler – Treasurer
Shirley McGhee - Director
Jerry Kreuzscher - Director

Absent: All Board members present.

Management: Melinda Ford, Cadden Management
Brett Anderson, Cadden Management

Directors' Comments

No changes to the agenda.

Approval of Minutes – March 28, 2016

Mike Katz thanked Jerry Kreuzscher for submitting the meeting minutes.

A motion was made by Priya Okun and seconded to approve the March 28, 2016 Board meeting minutes as presented. Motion carried unanimously.

Approval of Minutes – April 11, 2016

A motion was made by Priya Okun and seconded to approve the April 11, 2016 Board meeting minutes as presented. Motion carried unanimously.

Reports

President's Report

Mike Katz stated that Board hired Cadden Management effective May 1, 2016.

Brett Andersen and Melinda Ford introduced themselves.

Treasurer's/Finance Committee Report - Matt Fischler

At this time all the financials have been turned over to Cadden Management and all vendors have been paid. Matt Fischler will submit a financial report at the July meeting.

The quarterly statements will go out the month before the assessment is due. At this time the homeowners can pay ACH with Alliance Bank, their own bank bill pay, pay by credit card on the Cadden website or pay with credit card on the Alliance website which both have a fee.

Manager's Report

Ms. Ford reported on the manager's report. Provided Board material to the Board for the meeting. Working with First Service for the Farmer's refund. Continue to work with the Board and homeowners for a smooth transition.

Architectural Review Committee - Matt Fischler

Nothing to report

CC&R Compliance Committee – Tom Skinner

The CC&R Committee conducted an orientation of the neighborhood for new Cadden Management Company managers, Brett Anderson and Melinda Ford. After the departure of our previous management company, no CC&R violations have been assessed, pending the hiring of our new contractor.

During our walk-through of the neighborhood, the committee pointed out the unique layout of APdS "carriage lanes", recurring problem areas, and the CC&R' references pertaining to them.

The Committee plans to monitor our CC&R enforcement regime, and meet again next quarter for updates, questions/concerns, and progress report.

Mr. Skinner also mentioned that there are some homeowners that have installed lights on trees and in their front porch patio areas. This is not on the Design Guidelines.

Ms. Ford will check on Aluminum Frame awning that has not been approved.

Clean and Safe Committee – Carol Baumgarten

Mr. Katz reported that Bert's Electric have replaced the light post at 443 Anatole, 459 Anatole, 458 Downtown and 453 Laos.

Landscaping Committee – Shirley McGhee

Tom Skinner submitted report while Shirley McGhee was out of town. During the last two months, Landscape Committee has worked with McColley-Smith, maintenance contractor to correct irrigation leaks, replace garage light bulbs, and correct other issues identified by homeowners. Communication with McColley-Smith has been good; response to problems has been fast and effective.

Arborist, Juan Barba, was notified to trim two Palo Verde's impinging on homeowners' roofs, and an overgrown front yard desert willow. Thanks to Jane Stroup for her liaison work with Juan. In general, landscape maintenance work has been routine, with no extraordinary problems noted.

One irrigation timer was replaced – landscapers feel that the timers are failing prematurely because they are sitting in water when it rains, someone turned off water to the section – landscapers will bolt the boxes.

Timing chart for the landscape is on the website.

Pre monsoon will take a look at the tree trimming/pruning, low hanging branches away from structure.

Shirley McGhee thanked Tom for all his participation during the last month.

Ashley Park Ad Hoc Committee – Jane Stroup
Committee met on May 3, 2016.

Response to completion of Phase One: They appreciate the colorful tables/chairs and stools. Some would have preferred high backed chairs with both tables, but generally satisfied.

Steven Derk Bench: Committee requesting to apply a low sheen protective covering on the bench. Speedy has agreed to do this for \$25.00. Since the bench is no longer in Ashley Park can the landscape committee budget pay the \$25.00?

Wildflowers – Plan would be to plant wildflowers around the periphery of the park. First check with the neighbors that live closes to the Park. Also check on wildflowers that don't attract bees.

After discussion of the two items above the Board suggested that they work with the Landscape Committee.

Solar Lighting – The Committee would like to put up LED solar fairy lights on the lower limbs of the six trees around Ashley Park. Committee asking if the Board could have a vendor put them up. After discussion the Board suggested that they get more information.

The Board thanked Jane Stroups' and her Committee for all their hard work.

Hospitality Committee - Priya Okun
No report and the next event will be scheduled sometime in the fall.

Old Business

1. Landscaping Issues

Carol Baumgarten did some research on lighting throughout the community since the existing lights and fixtures are no longer available. The Board suggests that we get lights that are LED, easy to open. This is something also that Board should consider when doing the budget. More research is needed for light fixtures and post.

2. Insurance

This is addressed in the Managers Report.

New Business

1. Parking – Mike Katz reported on the community meeting of May 9th. Approximately 22 homes out of 93 attended the meeting. The Board made no decision on what direction to take at this time. The Board will make another attempt to reach out to the community on the parking

issue. They will do an email blast and mail out a notice/survey. The attorney has suggested that the Association not to enforce at this time until a decision is made.

Call to Audience

No audience input.

Date for Next Board Meeting

The next scheduled Board meeting is July 25th – 5:30 PM at the Armory Park Center.

Adjournment

Meeting adjourned at 7:12pm.

Submitted by:

Melinda Ford

Summary

Motions

A motion was made by Priya Okun and seconded to approve the March 28, 2016 Board meeting minutes as presented. Motion carried unanimously.

A motion was made by Priya Okun and seconded to approve the April 11, 2016 Board meeting minutes as presented. Motion carried unanimously.

Action Items

Ms. Ford working with First Service for Farmer's refund.

Ms. Ford will check on Aluminum Frame awning that has not been approved.