

**Armory Park Del Sol Homeowners Association
Board Meeting Minutes
May 20, 2013**

Present: Mike Katz, President, Dave Danell, , Alice Dance and Shirley McGhee, Vice President. Also present was Tara Yokley representing Y Cross Management.

Absent: Matt Fischler

Call to Order and Introductions

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

Directors Comments

➤ No Comments

Approval of Minutes

It was moved to approve the March 18, 2013 Board Meeting minutes as presented, and the motion was seconded and passed unanimously.

Irrigation system –

Fred Shepard gave a presentation addressing the community concerns regarding the poly lines splitting.

- Homeowners' should be aware and report any leaks as soon as possible.
- Request the City to replace/clean meters so the community can monitor. Read once a week.
- The only Smart Timer Mr. Shepard recommends is by Baseline. (Note: expensive to install).
- Recommended Rich Verlaque 219-4866 to consult regarding water usage in community.

Reports

Presidents – Mike Katz

➤ No Report

Treasurer's/Finance Committee Report - Matt Fischler

- The April, 2013 financials were provided to the Board for review and discussion.
- Budget variances were discussed.
- Bank signature card was signed.

Manager's Report – Tara Yokley

A copy of the manager's report was included in the Board packet with items to be discussed on Agenda as needed by Ms. Yokley.

Misc.

Talked to the District office of DES and they will take care of the trash issue. Please report to Ms. Yokley if this does not approve.

Architectural Review Committee - Matt Fischler (Absent)

A report was provided to the Board for review. There were three requests in May and all were approved.

CC&R Compliance Committee – Tom Skinner

Action on noncompliance issues

Ms. Yokley reviewed information from her manager's report. 13 violations from last inspection and one hearing is scheduled which is on the Agenda. Mostly weed violations. Will do a site inspection with Tom Skinner and the inspector from Y Cross. Discussion ensued.

Hearing: Anderson – 345 S. 3rd Avenue – Lot 3 – Weeds

Homeowner was not present for hearing. 10th violation and third hearing.

Alice Dance moved to levy a fine of \$250 for the weeds on Lot 3, which will increase to \$500 with next incident plus include the cost to have Proscapes clean the yard, the motion was seconded by Shirley McGhee and passed unanimously. Ms. Yokley will send a letter to homeowner advising him of fines and cleanup before Proscapes goes out to the property.

Clean and Safe Committee - Baumgarten

- No report.
- Mike Katz stated that a front yard light pole that fell over was replaced.
- Homeowner reported the building across from the warehouse – Ms. Yokley will send homeowner a letter and CC the City Councilman's office again.

Landscaping Committee – Heyl

- The five newly planted mesquites are doing well, possibly could use trimming at this point.
- There is a chronic problem with emitters that need to be capped. Need to have Proscapes take care of this.
- Irrigation system replacement - discussion ensued.
- Has pruning of trees on 3rd Avenue been completed? **In process.**
- Three or four trees on growing on common property and the branches are hanging over into my property. **Report to Dave.**
- Concerned about palo verde tree that needs to be trimmed. **Dave will confirm if it is on the list. Need to confirm if this tree belongs to the neighbor or is HOA property? Timothy will take care of the tree.**
- Homeowner requested that Timothy doesn't go over board with the trimming.

Governing Document Review Committee – Ken Shackman

- A written report was included in the Board packet and Ken Shackman reviewed with those present.
- Committee met in April and expects to complete review by the fall.
- Good response from homeowners (72 out of 92) from the online survey. Is recommending showing the results of the survey to the homeowners. Would schedule a meeting to review results of survey.

- Committee wants to know if you want regular Board meeting or separate single subject meeting in the fall? Need direction.
- Committee will create a summary to be provided.

Old Business

Landscape Issues

- Would like the Board to consider where do we want to go from here now? Get input from community and have Greg Corman, the landscaping consultant working with community , give a presentation to the community to start a dialog. Need to decide on landscaping before we make decisions on irrigation system.
- Planning on getting bids on other landscaping companies. President has drafted a request for proposal (RFP) to present to landscaping companies for bids.

Lighting on Codd

- Ms. Yokley in process of seeking bids on solar lighting.

Weed control in drainage channels, basins – Katz and Yokley

- The Board reviewed and discussed the six bids submitted. The Board has narrowed down to two bids and would like to get more clarification on their proposals before making a final decision.
- Board will consult with a hydrologist.
- **Alice moved to empower Mike to go forward with the contract proposal from Horticulture Unlimited, pending more information on the additional work and upon informing the Board for their review, the motion was seconded and passed unanimously.**

Myers walkway – bids for repair

- Two bids to repair the crack in walkway were reviewed and discussed. **Ms. Yokley will seek an additional bid.**
- An inspection needs to be done to assess if there other cracks in need of repair and compile an inventory. Ms. Yokley will inspect the walks during next site tour. She will send homeowner a letter to advise that this repair is in the process of being resolved.

New Business

- None.

Call to the Audience/Homeowner Input

Homeowners raised the following topics:

- Homeowner concerned whether she should hook up to the association's irrigation system if they decide not to keep the irrigation system. **Unlikely that we will discontinue having the irrigation system since the survey had an overwhelming response not to do so.**
- Had a complaint about a homeowner. **If you see a violation, please report it so action can be taken; be aware we can't take action on anonymous violation reports.**
- Look at the yards on 3rd Avenue; many are in bad shape and I would like Proscapes take a look at them to see what can be done. One house has exposed cables and it has been that way for years. Weeds in common areas near 15th and 3rd. 3rd Avenue should be maintained on a regular basis. **Will talk to Proscapes.**

Date for Next Board Meetings

- July 22, 2013 @ 5:30 PM – Board

A motion to was made, seconded and passed unanimously.

Adjournment

- With no further business to discuss the meeting was adjourned at 7:31 p.m.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

Summary

Motions

It was moved to approve the March 18, 2013 Board Meeting minutes as presented ~~was made~~
The motion was; seconded and passed unanimously.

Alice_Dance moved to levy a fine of \$250 for the weeds on Lot 3, which will increase to \$500 with next incident plus include the cost to have Proscapes clean the yard. T; ~~the motion was~~ seconded by Shirley McGhee and passed unanimously.

Alice moved to empower Mike to go forward with the contract proposal from Horticulture Unlimited, pending more information on the additional work and upon informing the Board for their review. T; ~~the motion was~~ seconded and passed unanimously.

Action Items

Ms. Yokley will send a letter to homeowner (Lot 3) advising him of fines and cleanup costs before Proscapes goes out to the property.

Homeowner reported the building across from the warehouse – Ms. Yokley will send homeowner a letter and CC the City Councilman’s office again.

Two bids to repair the crack in walkway were reviewed and discussed. Ms. Yokley will seek an additional bid.