

**Armory Park Del Sol (APdS) Homeowners Association  
Board of Directors Meeting Minutes  
Monday, November 16 2015 @ 5:30 P.M.  
Armory Park Senior Center - 220 S. 5<sup>th</sup> Avenue**

**Call to Order and Introductions**

The meeting was called to order by the Board President, Mike Katz at 5:30 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:** Joy Almond – FirstService Residential

**Directors Comments**

No changes on the Agenda.

**Approval of Minutes from Last Meeting**

**A motion was made by Matt and seconded by Shirley to approve the November 16, 2015 Board meeting minutes as presented. Motion carried unanimously.**

**Reports**

President's Report – Mike Katz

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

Treasurer's/Finance Committee Report - Matt Fischler

The September and October, 2015 financials were reviewed by Matt with those present.

The water company stated that there are emitters running for 1.5 to 2 hours. BOD members will inspect and assess the emitters to advise the landscaper to revise the timers as needed. Will also confirm if others have access to the timers besides the landscaping company.

**Joy will check the next water bills for high usage and address the issue with the City of Tucson if there are no improvements.**

**Joy will verify water usage on the meter at 439 S. 3<sup>rd</sup> Avenue due to high usage in September and none in October.**

Discussed delinquencies.

**A motion was made by Matt and seconded by Shirley to write-off the \$401.86 bad debt of the prior owner of Lot 55 as recommended by the collections attorney due to a foreclosure. Motion carried unanimously.**

**Manager's Report** – Joy Almond

Joy reviewed the administrative and maintenance items with those present.

- Joy thanked all the homeowners that updated their information on file.
- Thanked Jerry for his help with the mailboxes.
- There were 24 violations mainly for landscaping. Joy did an inspection before the meeting and there are now only 11 violations outstanding.
- Homeowners must notify Joy if they are nurturing “wildflowers” notify the office so it can be noted in their file, otherwise they may get a weed notice.
- The assessment increase letter and copies of the 2016 Budget will go out with the January statements.

**Architectural Review Committee - Matt Fischler**

479 Historic submitted an ARC request for exterior paint and it was approved.

**CC&R Compliance Committee – Tom Skinner**

**Joy will leave the “comments” off of future Violation Reports as requested by the BOD. Joy will inspect and assess Lot 31 for debris as discussed with the BOD.**

**Clean and Safe Committee – Carol Baumgarten (Absent)**

Susan Klement The community map and directory is nearly complete. Waiting for three homeowners to respond.

Pet names have been included in the directory by request from a homeowner.

Susan will provide a copy of the directory/community map to Mike when it is complete.

**Landscaping Committee – Shirley McGhee**

The tree work is complete.

Requested Greg to inspect and re-evaluate the remaining six yards on the list. Due to weather, planting is deferred until spring.

Will discuss items during Old Business, including the re-graveling and possibly installing three yards of riprap.

Gravel is \$65/ton. Shirley will confirm price of delivery.

**Ashley Park Ad Hoc Committee – Shirley Stroup**

A gathering was held to celebrate the completion of Phase I with 40 people in attendance.

Suggested a shade cloth possibly in the future for shade in Ashley park.

**A motion was made by Priya and seconded by Shirley to approve the relocation and refurbish of the Steven Dirks bench at a cost of \$300 to be paid from the general maintenance GL. Discussion ensued. Motion carried unanimously.**

**Hospitality Committee - Priya Okun**

Held a joint party with the Ashley Park Committee in Ashley Park to celebrate the completion of Phase One.

The Cookie Exchange is coming up.

**Old Business**

1. Landscaping Issues
  - a. Landscape Maintenance

- b. Weed Control
- c. Decomposed granite

**A motion was made by Shirley and seconded by Priya to approve a load of ¼” decomposed granite and 2-3 tons of rip rap to complete six more yards with the cost not to exceed \$2,200. Work is to be completed by EcoSense Landscaping and paid from Major Projects Reserves. Motion carried unanimously.**

- d. Trees
- e. Ongoing Future Projects

**A motion was made by Shirley and seconded by Jerry to approve the redesign of 494 Historic, 486 Historic, 470 Historic, 474 Codd, 497 Downtown and 485 Laos with a maximum of \$1,700 per yard or \$10,200 total cost with work to be completed no earlier than March 15, 2016 and all work to be completed by Gardening Insights and EcoSense Landscaping and to be paid from major project reserves. Discussion ensued. Shirley amended her motion to have all the work completed within the second quarter. Motion carried unanimously.**

### **New Business**

#### **A. Landscape Contract**

**A motion was made by Shirley and seconded by Priya to contract with McColley Smith Landscape LLC for maintenance of the Armory Park common areas for one year with the option to renew at a cost of \$2,250/monthly, starting January 1st. Motion carried unanimously.**

#### **B. Mailboxes**

No action at this time.

#### **C. Concerns About Speeding on Ott Street**

Homeowners have expressed concern about the speeding on Ott Street.

Mike will send an email blast to the community addressing the speeding issues.

**Joy will talk to the City of Tucson regarding installing a speed limit or “slow down” sign.**

#### **D. Date for 2016 Annual Meeting**

The Annual Membership meeting will be held on Monday, February 22, 2016, 5:30 p.m. at St. Andrews Church.

### **Call to Audience**

- Objected to the delay on the re-designs until spring; thought money had been approved already for the project. *The Board determined to start with Ashley Park first. More detailed information is available in the Landscaping Reports. The Board verified that there is budget allocation for the work planned in the spring barring any emergencies.*
- How is the order determined to complete the remaining six houses? *Shirley will meet with Greg to inspect and assess. Greg makes the decision based on yards that he deems are in the most need. The Landscape Committee presents it to the Board for approval. If there are objections; it will be discussed. All six houses will get done.*

- The Board is doing a good job!
- Suggested doing striping to create more parking spaces.

#### **Date for Next Board Meetings**

- Regular Board meeting January 25, 2016.
- The Annual Membership meeting will be held on Monday, February 22, 2016, 5:30 p.m. registration with meeting starting at 6:00 p.m. at St. Andrews Church.

#### **Adjournment**

**With no further business to discuss, a motion was made by Shirley and seconded by Priya to adjourn the Board of Directors meeting at 7:20 p.m. Motion carried.**

Respectfully submitted by:  
Joy Almond, FirstService Residential

**Summary**  
**Motions**

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**Action Items**

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