

**ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

November 17, 2014

**Armory Park Senior Center
220 S. 5th Avenue**

Call to Order

Quorum was established to conduct business and the meeting was called to order at 5:34 p.m.

Present: Mike Katz
Marilee Mansfield
Matt Fischler
Shirley McGhee
Priya Okun
Joy Almond representing FirstService Residential Arizona, LLC. The assets of Y Cross have been purchased by FirstService Residential Arizona, LLC effective October 1, 2014.

Excused: All present.

Welcome to New Manager, Joy Almond

Introduced new manager Joy Almond and new Board member Priya Okum.

Directors' Comments

No changes to the Agenda.

Guest Speaker: Tim Vanderpool discussed train noise. Federal Government allows a quiet zone; City of Tucson states it is too expensive for them to establish. Tim would like to set up a subcommittee with members from APNA and Armory Park Del Sol to establish decibel reading, establish projected train traffic and lobby the city to advise them this is an issue for the community. Anyone interested in volunteering for the committee, there is a signup sheet. A new resident, Nancy Day, is willing to do decimal readings. The University of Arizona should be contacted for any studies they may have done. Tim will set up with Nancy to get the readings and then meet with subcommittee before meeting with City Council. Tim will advise the Board when he schedules a meeting.

Approval of Board meeting minutes

A motion by Matt to approve the Board of Directors meeting minutes of September 29, 2014 as presented was seconded by Marilee and passed unanimously.

Reports

President's Report – Mike Katz

No report.

Treasurer/Finance Committee - Matt Fischler

The September and October, 2014 financials were provided to the Board packet. Joy reviewed the financials with those present.

Overall, the water is down for the past two months. Shirley is doing a great job monitoring for water leaks. Hal Myers has also been doing a great job reporting irrigation leaks.

The September report shows a double payment due to the vendor submitting his statement late and it carried into the next month.

Joy will research the \$794.23 amount shown on the October report under General Maintenance and Repair and advise the Board.

Manager's Report – Joy Almond

A copy of the manager's report was included in the Board packet and reviewed by Joy with those present.

Architectural

459 E 16th Street – water harvester was removed.

486 E Historic – front yard landscaping. Pending.

579 S 3rd – exterior painting. Approved.

Architectural Review Committee - Matt Fischler

Reviewed by Diane in the manager's report.

CC&R Compliance Committee – Tom Skinner

Joy reviewed the CC&R enforcement process with those present.

- Hearing for noncompliance (445 E Laos) on stucco maintenance issue. Homeowner not present; no response to date.

A motion to fine the homeowner of 445 E Laos \$100 for noncompliance of the CC&R's was seconded. Discussion ensued. The motion was amended to fine \$125. The motion was further amended to add that the homeowner has ten days to respond with plans. The work (repairs and painting) must be completed by March 1, 2015. Motion approved unanimously.

- Homeowner advertised as B&B; second incident (lot number not stated for privacy). A cease and desist letter was sent.

Clean and Safe Committee – Carol Baumgarten (Absent)

Carol submitted a report that was included in the Board packet.

Susan is updating the neighborhood map after Thanksgiving to include new homeowners.

Landscaping Committee – Shirley McGhee

A written report was provided to the Board and reviewed with those present. (See Old Business/Landscape Issues).

- Thanked everyone for reporting the leaks.
- Homeowner reported that the homeowners along the corridor from Ashley Park to Historic Downtown are not getting water. Shirley will follow-up. All issues should be reported to Shirley.

- Homeowner reported that Sonoran Oasis only pruned a portion of the red agaves on her property; wanted to know if they have a time limit per yard. Shirley will follow-up with Sonoran.
- Sonoran is willing to attend a meeting and give a presentation.

Old Business

Landscape Issues

- i. Maintenance Update
- ii. Tree pruning Update
- iii. Landscape Plan
 1. New Tree planting
 - a. Replacement of mesquites
Replaced non-native trees in the retention basin with native trees with no additional charge.
 2. Front Yards and Common Areas
 - a) Front Yards – Fall Projects
Plants that died during pruning will be replaced.
 - b) Ashley Park
Eco-Sense Landscaping - \$8,000 project; grass being removed at this time and putting in DG.
 - c) Ott Entrance Common Area
Updating to desert landscaping.
 3. What's Next?
Finish spraying grass this week and it will be dug out by hand.

New Business

1. Welcome Committee – Priya/Shirley

A motion by Priya to establish a Welcome Committee; Priya volunteered to chair. Motion was seconded and passed unanimously.

Three homeowners volunteered.

Management will provide information of new owners when available.

Call to Audience/Homeowner Input

- Reported residence on 16th Street is vacant and sign states do not disturb occupants; wants to confirm if it is being occupied. *Joy will research.*
- Getting a notice that a member joins the listserv but not provided any more information.
- Suggested a dog park. *Currently there is no area available and not allowed in retention basis.*

Next Meetings

Regular meeting January 26, 2015 at 5:30 p.m. at Armory Park Center.

Annual meeting February 23, 2015 at 5:30 p.m. at St. Andrews Church.

Adjournment

With no further business to discuss, Mike Katz adjourned the Board of Directors meeting at 7:15 p.m.

Summary

Motions

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A motion to fine the homeowner of 445 E Laos \$100 for noncompliance of the CC&R's was seconded. Discussion ensued. The motion was amended to fine \$125. The motion was further amended to add that the homeowner has ten days to respond with plans. The work (repairs and painting) must be completed by March 1, 2015. Motion approved unanimously.

A motion by Priya to establish a Welcome Committee; Priya volunteered to chair. Motion was seconded and passed unanimously.

Action Items

Joy will research the \$794.23 amount shown on the October report under General Maintenance and Repair and advise the Board.