

Armory Park Del Sol Homeowners Association

Board Meeting Minutes

November 19, 2012

Present: Mike Katz, Tom Skinner, Dave Danell and Shirley McGhee. Also present was Tara Yokley representing Y Cross Management.

Excused: Matt Fischler

I. Call to Order

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

II. Directors Comments

- No Comments

III. Approval of Minutes

A motion to approve the September 24, 2012 and the October 18, 2012 Board Meeting minutes as presented was made by Mr. Dannel and passed with a unanimous vote.

IV. Reports

a. Presidents Report (Katz)

- Mr. Katz provided 2009-12 compiled water usage from the Tucson Water website. After much discussion, it was agreed that Mr. Katz would send a request to all owners asking for their help by checking for irrigation leaks in their corresponding yards and report them accordingly.

b. Treasurer's/Finance Committee Report (Yokley, for Fischler)

- Assessment Income for the month is \$6,193 which is \$461 over budget for the month. YTD expenses are \$7,731 under budget.
- Total Operating Expenses for the month is \$5,752 which is \$21 over budget.
- The Balance Sheet dated October 31, 2012 shows Total Assets of \$51,299.
- There are four delinquent lots for a total of \$2,014.00. One Homeowner is on a payment plan and the other three received reminder notices.
- Ms. Yokley noted that the credit for overcharged management fees, in the amount of \$250, would reflect on the November financials. She also noted that there was currently only one Board member as a signer on the bank account. The Board agreed that Mr. Fischler should be added as a signer. Ms. Yokley agreed to bring the signature card to the next meeting.
- Ms. Yokley provided a delinquency report to the Board for review. She noted that there are two lots with large amounts past due. Both of these have been sent a final notice and if payment is not received, they will be turned over to Tanis Duncan for collections.

c. Manager's Report

- Ms. Yokley noted that all of her report was on the agenda to be discussed.
- d. Architectural Review Committee (Katz, for Fischler)**
- Two submittals were reviewed and approved since the last meeting.
- e. CC&R Enforcement (Yokley/Skinner)**
- There are currently 13 open violations. Ms. Yokley noted that were a few items to be corrected on the [violation log that would be resolved by the next meeting \(next action date and action table showing which letters had been sent\)](#). The Board agreed to keep them in street order.
- f. Clean and Safe Committee (Baumgarten)**
- Ms. Baumgarten stated that she had been working with Ms. Yokley to obtain some missing information and that the map was near completion.
- g. Landscape Committee (Heyl)**
- Ms. Heyl reported that 143 plants were installed along with 18 inch emitters. She noted that there were two landscape requests; one approved and one denied. The landscapers are currently working on trimming and that she is looking into some type of spikey plant to stop people from jumping over the wall.
- h. Governing Document Review Committee**
- Mr. Skinner noted that Mr. Shackman was not present to provide an update but that he understood that this project is still in progress.

V. Old Business

a. Landscaping Issues

- **Planting** – This was discussed in the Landscape Committee’s report.
- **Landscape Architect** - Three Hourly rates from two different landscape architects that confirmed that they could provide advice for gravel replenishment, erosion and irrigation issue were provided to the Board. **A motion was made by Ms. McGhee to approve the proposal from Gardening Insights. The motion as seconded by Mr. Dannel and passed unanimously.**
- **Tree Maintenance Proposal, Landscape Contract** – Mr. Katz reported that he spoke with Arizona Proscapes and asked them to provide a proposal for next year without tree trimming and that he also asked Tim Holmes for an estimate for monthly tree trimming. The Board agreed to review this at the next meeting.

b. 2013 budget

- **Primavera lot assessment** – After much discussion, the Board agreed that [a notice should be sent to Primavera Builders informing them that their assessment rate will be raised to the owner rate as of January 2013. Ms. Yokley also agreed to remind them to let the Association know of their plans to build.](#)

c. Design and Landscape Guidelines review/revisions - pending

- Mr. Katz noted that this project has been on hold but noted that he would be working on an online user friendly survey after the holidays which could then be sent to the homeowners for input.

d. APNA update – Armory Park apts; student housing; home tour; holiday party (12/9, 437 S. 5th)

- Mr. Katz provided updates from APNA. He noted that the apartments would begin to be occupied in approximately one year which may cause parking problems at Armory Park. He also noted that it was suggested that cameras be

installed to monitor Bel Air apartments due to the number of issues there but that he was opposed to this.

e. Ward redistricting

- Mr. Katz reported that this would have to be approved at the county level.

VI. New Business

a. Nominations Committee

- Ms. Baumgarten volunteered to serve on the nominating committee and asked Ms. Yokley to email her with the candidate deadline. Ms. Yokley agreed to provide a draft of the annual meeting notice and candidate application to the Board at the next meeting and provide Ms. Baumgarten with the candidate deadline.

b. Sewer Line Insurance

- Three insurance companies were contacted regarding insuring the private sewer lines. Each of them said that they would not insure them. Ms. McGhee stated that she was actually asking if the Association would cover an Association tree root growing into an owner's water line. Ms. Yokley agreed to ask this question and get back with the Board.

VII. Call to the audience/homeowner input

- Mr. Skinner inquired about the barricades on Southern Pacific and 2nd. Ms. Yokley agreed to contact Desert Barricades to pick them up.

VIII. Date for Next Board Meetings

- The next Board meeting is scheduled for January 14, 2013.
- The annual meeting was scheduled for February 27, 2013.

IX. Adjournment

With no further business to discuss the meeting was adjourned at 6:50 p.m.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

Summary

Motions

A motion to approve the September 24, 2012 and the October 18, 2012 Board Meeting minutes as presented was made by Mr. Dannell and passed with a unanimous vote.

A motion was made by Ms. McGhee to approve the proposal from Gardening Insights. The motion as seconded by Mr. Dannel and passed unanimously.

With no further business to discuss the meeting was adjourned at 7:50 p.m.

Needed Action

Mr. Katz would send a request to all owners asking for their help by checking for irrigation leaks in their corresponding yards and report them accordingly.

Credit for overcharged management fees, in the amount of \$250, will reflect on the November financials.

Bring the signature card to the next meeting to add Mat Fischler as a signer.

Violation log will have action table and next action date at the next meeting.

A draft notice will be sent to the Board for approval and then to Primavera Builders informing them that their assessment rate will be raised to the owner rate as of January 2013 and to remind them to let the Association know of their plans to build.

A draft of the annual meeting notice and candidate application will be provided to the Board at the next meeting and provide Ms. Baumgarten with the candidate deadline.

Ms. Yokley will ask if the Association's insurance will cover owner water lines damaged by Association tree roots.

Ms. Yokley agreed to contact Desert Barricades to pick up the barricades on Southern Pacific and 2nd.