

# Armory Park Del Sol Homeowners Association

## Board Meeting Minutes

### October 18, 2012

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

**Excused:** All Present

#### Call to Order

The meeting was called to order at 6:05 p.m.

#### 2013 Draft Budget

- Mr. Katz welcomed Ms. Yokley and introduced her to the Board members. He noted that there were two draft budgets to review. One with a decrease in quarterly assessments and another with no changes with surplus distributed into water and major project expenses.
- Mr. Katz inquired about the total number of owner and developer lots used in establishing the quarterly assessment income since there have been combined lots and changes in ownership since the original plat which indicates that there are 99 lots. Mr. Fischler noted that he and two YCross Management employees spent time reviewing the Pima County Assessors information along with information in their owner database. He noted that they found six combined units, and three lots that were changed to two, so this leaves 92 plus three developer owners units (paying 25% of the assessment as per the governing documents). This would calculate to 89 owner lots and 3 developer lots.
- Mr. Katz asked Ms. Yokley to confirm whether the Primavera lot was paying full assessments.
- Mr. Katz noted that the increased water expenses were due to the overage in the budget last year. Ms. Yokley agreed to work on obtaining online access to a three year history report with Tucson Water for further investigation.
- Mr. Katz asked what the Board felt was a reasonable minimum amount to contribute to reserves each year. Ms. Yokley noted that most lenders like to see at least 10% of the Association's annual operating income, contributed to the reserve account each year. The Board agreed that the draft budget (with no decrease in assessments) reflected this.
- **A motion was then made by Mr. Skinner to approve the 2013 budget with no change in the assessment rate. The motion was seconded by Ms. McGhee and passed unanimously. Mr. Katz agreed to send the approved budget to the owner email distribution list and Ms. Yokley noted that hard copies would be mailed to those owners without email access.**

#### Call to the Audience

- There were no audience members present.
- Board member, Ms. McGhee expressed concern about the sewer lines and asked Ms. Yokley to inquire about additional insurance to cover the sewer lines.

- Board member, Ms. McGhee noted that there were several landscape issues that need to be addressed including gravel replenishment and erosion control. After much discussion, the Board agreed that Ms. McGhee would send Ms. Yokley contact information for two landscape architects and Ms. Yokley would obtain one more in hopes that this will help establish a plan to rectify these issues more permanently.

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

- The next meeting is scheduled for November 19, 2012.

### **Adjournment**

**With no further business to discuss the meeting was adjourned at 6:55 p.m.**

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

### **Summary**

#### **Motions**

**A motion was then made by Mr. Skinner to approve the 2013 budget with no change in the assessment rate. The motion was seconded by Ms. McGhee and passed unanimously. Mr. Katz agreed to send the approved budget to the owner email distribution list and Ms. Yokley noted that hard copies would be mailed to those owners without email access.**

**With no further business to discuss the meeting was adjourned at 6:55 p.m.**

#### **Needed Action**

Ms. Yokley will confirm whether the Primavera lot was paying full assessments.

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Ms. Yokley will mail hard copies to those owners without email access.

Ms. Yokley will inquire about additional insurance to cover the sewer lines.

Ms. McGhee will send Ms. Yokley contact information for two landscape architects.

Ms. Yokley will find one more landscape architect for an estimate.