

**Armory Park Del Sol Homeowners Association  
Board Meeting Minutes  
September 16, 2013**

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

**Absent:** All present.

**Call to Order and Introductions**

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

**Directors Comments**

No Comments

**Approval of Minutes**

A **MOTION** by Dave Danell to approve the July 22, 2013 Board Meeting minutes as written was seconded by Matt Fischler and passed 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 July and August, 2013 financials were provided to the Board and reviewed by Matt Fischler with those present.
- Landscape maintenance and water costs are high.
- Legal fees were incurred due to three accounts in collections. All three accounts have since paid. Legal fees are passed on to the owner to reimburse the association.
- I will be working with Tara on the 2014 budget.

**Manager's Report – Tara Yokley**

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

[Tara will confirm what percentage of the homeowners use auto pay to pay their HOA dues.](#)

Financial Statements

Financial Statements including Check Disbursement Report, copies of bank statements and reconciliation, Aged Owners Balances Report and Owners Pre-Pays Report for the July and August, 2013 were included in the Board packet.

CC&R Enforcement

- There are 23 violations open. The majority of the violations were for weeds. There are no hearings scheduled.

ARC

Three submittals were approved since the last meeting.

### Miscellaneous

Annual backflow tests were completed with the exception of one.

Tara will get up-to-date information on the new homeowners to the Board.

### **Architectural Review Committee - Matt Fischler**

- Discussed during the management report.

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

- CC&R's were also discussed during Management report.
- Need to keep on top of weed situation.
- A homeowner replaced their gates without prior approval that has since submitted a request and that has been approved.
- Lot 55 has been painted without approval and there has been no notification of a new owner. Tara has sent a violation notice to the bank. Tara will do further research on Lot 55 regarding ownership.

### **Clean and Safe Committee – Baumgarten**

- No report.
- Criminal activity is on the Agenda to be discussed.
- Homeowner reported that the lights were out on Third Avenue for quite some time. It was reported to the City and has since been repaired.
- Overgrowth – second time homeowner raised the issue of bushes that are in need of trimming. The Board will have the landscaper inspect tomorrow (address was inaudible).

### **Landscaping Committee –**

- To be discussed later in the meeting.

### **Governing Document Review Committee (Shackman)**

- Ken Shackman provided a report to the Board.
- A meeting will be held in October (date to be determined) to discuss the results of the online survey and revisions to CC&R's. When a meeting date has been established, it will be published in the newsletter.

### **Old Business**

#### Landscape Issues

A. Maintenance contract: review and action.

- A motion to pursue a contract with Sonoran Oasis for landscaping was seconded. Discussion ensued. Motion passed unanimously.
- The Board will give Proscapes Landscaping a 30-day notice to terminate when the contract is finalized with Sonoran Oasis.
- Will send a letter to Arcadia Landscaping and all landscape vendors thanking them for submitting their proposals.

B. Trees – short-term needs.

- We no longer have an arborist. Juan Barba has been doing the trees in the interim. The Board agreed to continue with Juan for tree maintenance.
- We will reassess the major tree work that needs to be done and get bids.
- The Palo Verdes are very diseased. Within the next five years we will be losing them. The landscape committee has put together a plan for replacement.

C. Landscaping Plan

The Board has hired Gardening Insights Inc. as a landscaping consultant for guidance developing a long-term landscaping plan.

a. Demonstration area

Gardening Insights Inc. has created a demonstration area rather than submit written plans for review and comment. They used two front yards (with homeowner involvement) and a common area near Ashley Park. Labor and material was approximately \$800 per yard.

b. Development of neighborhood plan – moving forward.

i. Desired look/types of plants

The plants used in the demo gardens were low-water low-maintenance native plants. We are also trying to get more “color” year round.

The Board has placed a moratorium on planting as we develop our landscaping plans to prevent planting of items that are not going to be compatible with the new plan. Once the contracts are settled we will lift the moratorium.

ii. Front yards, common area

Needs versus desire from time standpoint and a financial standpoint was discussed. The landscape committee has done an inspection designating yards that are in need of having work done.

Gardening Insights Inc. has map of neighborhood, Greg Corman has done a site tour and has made notes of front yards and common area as to what their needs are.

iii. Priorities

Irrigation replacement is not a priority at this time. We are saving funds for towards this project.

iv. Funding

We are looking at a long-term plan, five to ten years.

v. Neighborhood meeting mid-October

We will address CC&R issues and talk about landscaping. Gardening Insights Inc. and Sonoran Oasis will be invited to attend to answer questions.

D. Sidewalk cracks

The Board would like to consult with the HOA attorney regarding responsibility of HOA regarding the sidewalk between central walkway to the house. [Tara will check with Andrew first regarding sidewalk crack in question.](#)

## **New Business**

### Thefts Anatole Area

Reported to Dan Bustamonte with TPD; they are aware of the incidents. They have increased bicycle patrols in the neighborhood. Report anything suspicious activity to TPD, do not approach on your own.

## **Call to the Audience/Homeowner Input**

The following topics were raised by homeowners:

- Landscaping (discussed during old business). **The HOA has no say in what happens with your home as far as architecture and landscaping as long as it meets the design and landscaping guidelines. Review the guidelines and make sure whatever you do is compatible. Informally you can submit your landscape design to Shirley to get her input.**
- On my new home if I want to do a gate or fence, do I have to submit a request? **The signed agreement with John when we transitioned the HOA is that he would maintain architectural control on any new home he builds. He is required to abide by the Design Guidelines and CC&R's, but the Board does not have approval rights. Note: that only applies if John does the work. Once you close on the home, anything beyond that day has to be approved through the HOA. It would be nice to submit to ARC so we have a record but it is not required.**
- Homeowner commended the work the Board is doing and wanted the community to be aware of the great job they are doing.
- Demo gardens at located at: 441 E Downtown, 563 Third Avenue and park.

## **Date for Next Board Meetings**

November 18, 2013 @ 5:30 PM

## **Adjournment**

With no further business to discuss the meeting was adjourned at 7:30 p.m.

Respectfully submitted by:

Tara Yokley, for Y Cross Management Group

**Summary**

**Motions**

**Action Items**