

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, September 21 2015 @ 5:30 P.M.
Armory Park Senior Center - 220 S. 5th 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

There were minor changes in the order which items were discussed on the Agenda.

Approval of Minutes

A motion was made by Priya and seconded by Matt to approve the July 20, 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 August 31, 2015 financials were reviewed by Matt with those present.

Mike requested that the font is increased on the Delinquency and Collection reports; current reports are difficult to read.

Joy will check the status of 465 Downtown Street and send to collections if needed.

Manager's Report – Joy Almond

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

- There are 12 violations for landscaping.
- 531 3rd and 459 16th, Joy confirmed that they were both brought into compliance.
- Joy noted that there is a new site inspector.
- The City of Tucson verified the reading on the water meter located at 547 S. 3rd Avenue. Both the actual meter and the automated reader concurred on the current reading. No flow was noted at the meter during the time of inspection. Joy noted that the influx started in April when the City of Tucson started using the automated reader. **Joy is meeting with the**

City of Tucson for a water audit of the meter to see if anything else can be determined. Will also confirm they are not having flow in both directions.

- Homeowners wishing to opt out of receiving a phone book need to go to www.yellowpagesoptout.com.

Architectural Review Committee - Matt Fischler

There were three ARC requests approved since July 20th, two were submitted this month for security doors.

CC&R Compliance Committee – Tom Skinner

Joy will inspect and assess the hardscape on rear of lots and address yards that have not installed any landscaping as required by the CC&R's and the Design Guidelines.

Clean and Safe Committee – Carol Baumgarten (Absent)

No formal report.

Susan Klement is working on updating the community map and directory.

There was a request by a homeowner to include the name of pets in the directory. Susan will solicit pet names (which is voluntary).

Owners were surveyed door-to-door and 54 members requested to be placed on the No Spray List in regards to the use of Round-up weed control. The BOD will survey the community again to make sure all were contacted.

Landscaping Committee – Shirley McGhee

Will discuss during Old Business.

Ashley Park Ad Hoc Committee – Shirley Stroup

- Jane expressed concern about not being consulted regarding holding the contractor's final payment or had a response to her email outlining goals and objectives. Would like the BOD to consider the volunteers' time and effort in the future. Discussion ensued regarding the security of the table/benches. They are covered by an additional personal property insurance rider with Farmers Insurance. No further action to be taken.

A motion was made and seconded to approve the purchase of a personal property insurance rider of \$10,000 offered by Farmers Insurance for the yearly cost of \$110. Motion carried unanimously.

- The committee is considering solar lighting as well as laser lighting as another option.
- Considering moving the old bench to Ott and Third Avenue at a cost to move would be approximately \$400. The Board requests other options are considered for the old bench.
- Mark Wallis has agreed to work with the committee on the design of containers; keeping everything color coordinated.
- Want to have a celebration in October.

Hospitality Committee - Priya Okun

The committee is working with the Ashley Park Ad Hoc Committee on the October community event; date to be determined. The committee requested that \$50 of their budget be used for the event.

The Armory Park Neighborhood Association is having their home tour on November 14th from noon until 5:00 p.m. Currently no owners' from Armory Del Sol are participating in this event. Joy provided a copy of the Welcome Letter for review.

Old Business

1. Landscape

a. Bids for Landscape Contract

An RFP was submitted to four landscape companies requesting bids for landscape maintenance. Two responded; still waiting for other bids. The deadline to submit is October 9th. Will create an ad hoc committee to review the bids and advise the Board.

b. Weed Control

Sonoran Oasis used an organic alternative (Avenger) on several test yards and common area with good results. This chemical does not kill the root. Spraying should not be the only method to remove weeds, it is not effective. Will reassess at next meeting.

c. Decomposed Granite Project

Six yards received 1/4" decomposed granite in error. It is being evaluated as an alternative to the larger stones since it packs down and is less likely to be removed by the landscapers. Will discuss further at next meeting.

d. The committee recommends replacing a small Mesquite tree (in place of the Palo Verde that was lost) and a Desert Willow (458 Codd). The Board agreed to allow three fifteen gallon trees to be replaced for \$579, in January 2016 Budget.

New Business

1. 2016 Draft Budget

There will be an assessment increase of 5.9 percent or \$13.16/quarter to cover the increased cost for the landscaping contract and tree maintenance.

A motion was made by Priya and seconded by Shirley to approve the 2016 draft Budget as presented. Discussion ensued. Motion carried unanimously.

Call to Audience

- Reported that the front yard faucet has galvanized metal and attached copper when house was built. Not code.
- To give an idea of the cost of PVC replacement, reported personally had PVC in side yard replaced for a total of \$800.
- Recommended accepting donations to move the bench.

Date for Next Board Meeting

Monday, November 16, 2015 at 5:30 p.m.

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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