

Armory Park Del Sol Homeowners Association

Board Meeting Minutes

September 24, 2012

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

Excused: All Present

Call to Order

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

Solar Presentation – Jeff Shoemaker, Custom Solar

- Separate report attached.

Directors Comments

- No Comments

Approval of Minutes

A motion to approve the July 23, 2012 Board Meeting minutes as presented was made by Matt Fischler and passed with a unanimous vote.

Reports

Presidents

- No Report

Treasurer's/Finance Committee Report

- The July 31, 2012 and August 31, 2012 financials were reviewed with those present.
- The Board discussed the increased water usage and contacting Tucson Water for a credit since there was a break at the main.
- The 2013 Budget will need to be approved in October.

Manager's Report

Financial Statements

- Assessment Income for the month is \$196.00 which is \$5,436.00 under budget for the month. YTD Total Income is \$11,451.00 under budget.
- Total Operating Expenses for the month is \$7,475.00 which is \$1,744.00 over budget. The areas that are over budget were additional irrigation work, water expenses and tree pruning. YTD expenses are \$5,991.00 under budget.
- The Balance Sheet dated August 31, 2012 shows Total Assets of \$49,709.00.
- 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.
- One home is pending foreclosure.

CC&R Enforcement

- There are currently 15 open violations, 12 violations were escalated and 3 were reopened.
- Y Cross Management is in the process of moving away from SmartWebs for tracking violations and beginning to use TOPS Go! The reports provided next month will be different.

Architectural

- Two submittals were reviewed and approved since the last meeting.

Landscape

- One application was reviewed and approved for front yard work.

Miscellaneous

- One resale was completed since the last meeting. Melvin and Margaret Brinkley now own 541 S 3rd.
- The screeching swamp cooler has been resolved.
- The missing street sign on Laos has been replaced.
- Different options and pricing for mosquito control have been obtained.

Architectural Review Committee

- No Report

CC&R Compliance Committee

- No Report

Clean and Safe Committee

- A written report was provided to the Board.
- The Committee will canvas the community to update the map and Homeowner contact information. This information will be provided to the police.

The Board requested that the map include the lot number and address.

Landscaping Committee

- A written report was included in the Board packet.
- The spreadsheet for fall planting is partially completed and will be posted so Homeowners can provide input.
- The tree pruning should be completed by the end of the month.
- The arborist recommended the emitters be moved away from the base of the mature trees.
- Trees for the retention basin will be purchased through the Trees for Tucson program.

Governing Document Review Committee

- The Committee continues to meet to review the CC&R's.
- The Y Cross staff provided the original draft document in a word format.
- The Committee is developing an online survey document to obtain Homeowner input on the amendments. The Y Cross staff will be requested to oversee the survey.
- The Committee is working on a guide to using the CC&R's.

Old Business

Landscaping Issues

- Discussed earlier in the meeting.

Mosquito Control

- Essential was contacted regarding the water that may be standing in the drain pipe.
- They advised the product emits an odorless fume that keeps adult mosquitos from wanting to enter the drain and kills whatever is in the drain pipe. The chemical lasts up to four months.
- The cost is \$30.00 for each drain.

A motion to contract with Essential for a one time mosquito treatment of the four French drains was made, seconded and passed with a unanimous vote.

Drainage System Inspection

- Proscapes completed the repair of the two minor issues reported by the hydrologist.

Design and Landscape Guidelines Review/Revisions

- The draft Design and Landscape guidelines were provided for the Board to review.
- The Committee tried to incorporate the new state statutes into the guidelines.
- Homeowners expressed concerns about the removal of plants not being addressed and the addition of existing plants/tree to the prohibited list.

A motion to send the draft Design and Landscape guidelines to Homeowners was made, seconded and passed with a unanimous vote.

APNA Update

- A Home Tour is set for November 3, 2012.
- The Developer presented their plan for the Amory Park Apartments. There will be a complete renovation and installation of a swimming pool on the south side. They are not targeting students for the apartments.
- There are two student housing projects underway.
- Thunder Canyon Brewery is scheduled to open in November.

New Business

Landscape Contract

- The current contract with Proscapes will expire at the end of the year.
- The Board discussed renewing the Proscapes contract for one-year rather than two.
- The Board discussed obtaining bids for the contract and not include tree trimming.

Ward Redistricting

- There was an effort to review the various city wards.
- The Association is currently part of Ward 5 and is petitioning to become a part of Ward 6.
- The County will have to approve the redistricting.

Film Request

- A group of Pima College students are requesting permission to make a movie in the Association.

- They want to use common areas and some front yards.
- They will be required to sign a written agreement and will be responsible for cleaning the area they use.

Call to the Audience/Homeowner Input

- No Discussion

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 7:30 p.m.

Respectfully submitted by:

Dee Borendame, for Y Cross Management Group

Summary

Motions

A motion to approve the July 23, 2012 Board Meeting minutes as presented was made by Matt Fischler and passed with a unanimous vote.

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Needed Action