

**ARMORY PARK DEL SOL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 29, 2014**

Call to Order

Quorum was established to conduct business and the meeting was called to order at 5:30 p.m.

Present: **Mike Katz**
 Marilee Mansfield
 Matt Fischler
 Shirley McGhee
 Diane Van Vessem representing Y Cross Management.

Excused: **All present.**

Directors' Comments

Made additions to the Agenda:

- Add under new business to fill Board vacancy.
- Add discussion regarding Welcome Committee under new business.

Presentation by Southern Arizona Rain Gutters

Discussed methods of water harvesting, types of tanks available and left brochures with prices. Tucson Water offers \$1/gallon rebate for tanks 800 gallons and up.

Approval of Board meeting minutes

A motion by Shirley to approve the Board of Directors meeting minutes of July 21, 2014 as presented was seconded by Marilee and passed unanimously.

A motion by Matt to approve the Executive Session minutes of July 21, 2014 as presented was seconded by Shirley and passed unanimously.

Reports

President's Report – Mike Katz

No report.

Treasurer/Finance Committee - Matt Fischler

The July and August, 2014 financials were provided to the Board packet. Matt Fischler reviewed the financials with those present.

Diane and Matt drafted a budget for 2015 which Matt reviewed with those present and discussion ensued.

Landscape chair does not feel the landscaper is keeping up with work that needs to be done and would like to get a bid for increased crew during June, July and August. Landscape issues and extra landscape expenses were discussed.

A motion to approve the 2015 Budget was seconded and passed unanimously.

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Manager's Report – Diane Van Vesse

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

- There are 11 open compliance issues. One hearing notice was sent. There was a site inspection today and an updated cross-referenced violation list will be provided tomorrow to Tom.
- Since the last meeting the Architectural Review committee approved 2 requests (exterior painting and replacement of railings and one for trellises on an inside wall.)

Diane has been trying to follow-up regarding rain barrel in front yard of one residence and will continue to do so.

Diane will follow-up with notice homeowner (Lot number not stated) has 14 days to correct or association will correct (self-help) and invoice will go to her. Diane/Tom will be specific as possible as to what needs to be completed. Future occurrence will be subject to fines.

Architectural Review Committee - Matt Fischler

Reviewed by Diane in the manager's report.

CC&R Compliance Committee – Tom Skinner

No report.

There was a hearing scheduled for weeds. Homeowner did not respond. The Board determined that the homeowner has 14 days to bring property into compliance or association will correct (self-help) and invoice homeowner. Next occurrence will be an immediate fine \$25. The homeowner will be notified by certified letter.

Clean and Safe Committee – Carol Baumgarten (Absent)

No formal report.

Diane will send new owner information to the map manager, Susan.

Diane will contact owner w/garage & front light out (again).

Landscaping Committee – Shirley McGhee

A written report was provided to the Board and reviewed with those present.

- Several plants died off at houses that were renewed. Greg and Debra contacted Sonoran Oasis regarding the dead plants (under warranty). Have not had any response from Greg/Debra for timeline for replacement.
- Sonoran planted South American mesquites rather than native mesquites as was specified.
- Requested a plant list from Greg for entrance (Third/Ott). He suggested the trees in that area are removed. He recommends painting the wall to the base to enhance the entrance area.
- Committee is recommending that Eli with EchoSense Landscaping completes the projects for Ashely park and entrance area because they are not confident that Sonoran Oasis is providing plants that were requested. They recommend Sonoran complete current projects they have been involved in but that EchoSense works on any new projects and would like them to bid on future jobs.
- Requested bid for gravel from Debra, \$440/per yard plus cost of leasing Bobcat. The committee will put a list together of yards in need of rock/gravel. Recommended surveying the community regarding rocks/gravel.
- The committee felt that the common areas are not being addressed properly.

- In process of getting estimates for the park, hardscaping and the entrance by the wall.
- Trees on 16th are touching utility lines and need action.
- It was reported that there are areas on Third Street that the irrigation is watering the sidewalk and roads are being watered on Main. The committee would like to be notified by homeowners if there are any other issues of irrigation not watering the proper area.

Old Business

1. Landscape Issues

Discussed during landscape committee report.

- A. Maintenance
- B. Tree pruning
- C. Landscaping Plan
 - a) New tree planting
 - b) Front yards and common areas
 - I. Planting
 - II. Hardscape
 - c) Ashley Park
 - d) N Ott entrance common area.

D. Front yard lights poles, fixtures

Mike recommended having a stock of spares.

Diane will contact Sun and North lighting to get estimates for replacement post lights.

New Business

1. Fill Board Vacancy

A motion to appoint Priya Okum to the Board of Directors was seconded and passed unanimously.

2. Welcome Committee

Tabled.

Call to Audience/Homeowner Input

None.

Next Meeting

November 17, 2014 at the Armory Park Senior Center, 220 S. 5th Avenue.

Adjournment

With no further business to discuss, Mike Katz adjourned the Board of Directors.

Summary

Motions

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A motion by Matt to approve the Executive Session minutes of July 21, 2014 as presented was seconded by Shirley and passed unanimously.

A motion to approve the 2015 Budget was seconded and passed unanimously.

A motion to appoint Priya Okum to the Board of Directors was seconded and passed unanimously.

Action Items

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