

Armory Park del Sol (APdS) Homeowners' Association
Board of Directors Meeting
Monday, September 18, 2011
5:30 p.m.
Armory Park Neighborhood Center
220 S. 5th Ave, Tucson, AZ 85701

Minutes

I. The meeting was called to order at 5:30 p.m. by the Board President Michael Katz.

Other Board members present were Vice President Julieta Portillo, Director at Large Dave Danell, Treasurer Matt Fischler, and Secretary Helen Landerman.

Homeowners present were Kathy Heyl, Ken Shackman, Susan Klement, Allan Veaner, Tom Skinner, Wanda Stauffacher, and Bob Stauffacher.

III. The minutes from the July 18 meeting were approved.

IV. Reports.

a. President's Report (Katz). Deferred until later.

b. Treasurer's/Finance Committee Report (Fischler).

The financials were not received until the 16th. A committee meeting was held on August 26. Income is above estimates. Expenses are below budget. We have \$2800 despite irrigation leaks. All known leaks have been repaired. A preliminary budget proposal has been prepared. It will be placed under "Special Projects." The question was asked: what was "landscape/miscellaneous 1600?" Could it be placed under "Tree Pruning?" "Miscellaneous" is where the money was. That much was budgeted. Tree removal can be included with pruning. This category can be renamed "Tree Service."

c. Manager's Report.

The manager was on site tours with the CC&R committee in August and September. The noncompliance notifications were sent. The office used the wrong words when referring to front yard vs. back yard weeds for some violation notices. There is a new format for the spread sheet. Pam has talked with John Wesley Miller about the erosion on the old construction yard lots. No progress has been made.

d. Architectural Review Committee Report (Fischler).

Two houses have requested security doors. The colors were sent by email. A solar tube has been approved. The house with the gazebo on Laos put in paper work. It is not a temporary structure, which we define as for up for 5 days .

e. CC&Rs Compliance Committee (Skinner).

Pam sent out the spread sheet. The rear yard electrical question may not be a violation. Parking issues seem to be improving.

f. Clean and Safe Committee (Gohdes)

The report was submitted. Susan purchased tiny ornamental nuts for the outside light fixtures at Ace Hardware. These are hard to get off. The fixture is difficult to access. There are no current security problems. An Armory Park neighborhood clean up is planned for Saturday. The barbed wire is not intact on the east perimeter wall. The owner has said he would fix this.

g. Landscaping Committee Report (Heyl).

See Committee report. 22 trees have been removed by Proscapes. Timothy Holmes will start pruning. The cost to purchase plants for the Fall planting. was increased to \$400 because trees had to be purchased. Last year \$500 were budgeted for plants. The guess is that we will need \$1200 to buy and plant. We can cover the plants and pay the labor later. Do we need to replace the irrigation lines? The expenses for repairs don't warrant it. Shirley is working up a sheet of information to ask for estimates. The committee will meet this Friday. We will ask Proscapes the cost to separate irrigation of trees from shrubs . Maybe we need to have a buffel grass party again? The same volunteers do the work every time. We should wait until after Proscapes does their weed whacking. The weed whacking should be done before the plants go to seed. Susan pointed out that there are weeds in the detention basin that are easy to trip over. Can we can drill holes and apply Round Up? It is illegal to use poison in the detention basin. Who has the machine to grind stumps out? The roots may come back up. Could kerosene or charcoal be used? The committee can explore the options. Susan asked if Proscapes could remove the thatch they create which impedes the flow of water in the catch basin? Would there be an extra charge? Kathy said that front yard hardscape needs to be replaced around 90% of the houses. There are tree limbs in the detention basin. We will ask who has pruned in their front yard?

Old Business.

V. Hearing: Noncompliance issue, 445 E. Laos.

Postponed.

VI. a. i. Erosion issues with recent storms.

The rip rap was installed on 3rd Ave and did OK with the recent storms. Susan said we will need more.

ii. Tree removal and pruning: update.

Pruning will start within the next 2 weeks.

iii. 345 S. 3rd needs hardscape.

b. Drainage system.

The system is working but one channel on Ott has been obstructed and needs to be cleaned. Some of the bank has been eroded. Perhaps pour cement in the future? It may not be as deep as prior to the rains. There is water in the east drainage ditch. Is this a drainage issue? It was OKed in July by the hydrologist. We might ask him, but we may have to pay him for his time. The drainage system may need to be re-dredged. It should percolate eventually.

c. Student housing projects update.

No news. APNA Committee (Mike is a member) met with Jim Campbell. There was a meeting 2 months ago with Kozachik and all stakeholder to discuss overall planning for east side of downtown. There are no final plans yet for the 2 student housing projects.

ThunderCanyon Brewery may open on corner 4th and Broadway.

d. Satellite dish Toole construction project update.

No news.

e. Web site.

The APdS website is getting close to going public. All the documents are in one spot. The programming is being done by a committee of volunteers at no cost. So far it has cost \$120 to build. Will it replace the List Serve? No. The neighborhood history page is being developed. We need help with the writing.

VII. New Business.

Budget.

As to the 2012 budget, should we keep the rate steady or increase it? Which numbers do we need to boost? A 5% increase over last year's budget is one possibility. Last year we increased 10%. The year before we increased 20% with special approval. There has been a 60% increase over the last 5 years. The special projects line can be carried over into the next year. We have a signed contract with Proscapes for a 5% increase for 2012. What about Lewis Management? Water should have a 10% boost. We should ask Proscapes for a D.G. estimate. We should decide about irrigation and then decide about D.G. What will dredging cost? We have been told that the cost

of obstructing the view of the satellite dish will be \$10-12,000. We need to create more flexibility around the timing of doing work.

We need direction with the irrigation system. We need to finalize and pass a budget approval by November 1. Should a 0% budget be prepared as well? We can let the Board see the two possibilities and show the potential problem areas by keeping it tight.

- a. Front yard maintenance by homeowners.

A homeowner requested replacement of hardscape but wants to do the labor. A prior decision by the Board set the policy that all such work must be performed by the HOA's vendor. The Board felt this policy continues to be best and denied the homeowner's request .

Change in regular meeting schedule.

It was proposed that we no longer have monthly HOA meetings and instead have meetings every other month. Other HOAs have only quarterly meetings. We are due to have a special meeting about the budget between October 30 and November 1. Tom suggested that we have quarterly meetings, but it was felt that this was too dramatic a change.

What about the master calendar? Susan will do it but not immediately.

The meeting was adjourned at 7:10 p.m.

The next meeting will be the 3rd Monday in November

There will be a short meeting at the end of October about the budget.

There was an Executive Session in which we discussed a personnel issue.

The Executive Session was adjourned at 7: 25 p.m.