

**Armory Park Del Sol (APdS) Homeowners Association
Board of Directors Meeting Minutes
Monday, November 19, 2018, 5:30 p.m.
St. Andrews Episcopal Church – 545 S. 5th Avenue, Tucson, AZ 85701**

Call to Order and Introductions:

Board President, Mike Katz called the meeting to order at 5:30 p.m.

Present:

Mike Katz- President
Priya Okun – Vice President
John Heyl – Treasurer
Greg Bedinger, Secretary
Shirley McGee – Director

Absent: None

Management: Melinda Ford – Cadden Community Management

Minute taker: Melinda Ford – Cadden Community Management

Approval of minutes for September 19, 2018 Board meeting:

Moved to postpone approval of the minutes until a final edit is completed and reviewed by the board. Motion seconded and carried 5-0.

Treasurer John Heyl requested that Management send draft minutes to **Secretary** Greg Bedinger for editing, who will forward to the Board for review, with final approval at the next Board meeting.

President's Report: No report.

Treasurer's Report:

Heyl reported financials for September-October 2018. 2019 budget was approved by the Board at September meeting, which included a 10% increase in dues. Heyl suggested creating a longer-term plan to remove affected Palo Verdes trees during 2019.

The operating account is in good shape as the fiscal year nears its end. Homeowner dues delinquencies are up a bit from the previous month as of October 31.

Plans are in place to complete the irrigation replacement project by the end of 2019.

Homeowner 1 question @ dues increase: Heyl and Katz explained the need to address aging infrastructure issues showing up as the HOA is 15+ years old now. One major issue emerging is inappropriate landscaping choices made during the

HOA build out are requiring removal and/or replacements, an expense that is recurring and increasing. A 10% increase in the landscaping and maintenance contract was approved. Common areas and party walls remain HOA responsibility, both adding to the repair budget.

Homeowner 2 thanked the Board for recognizing the need to raise the dues:

Asked if there is a way an individual homeowner can opt out of HOA maintaining front yards, as landscaping crews are inconsistent with cleanup and pruning/maintenance. Mike Katz stated it would likely have to be a CC&R change approved by the HOA members.

Manager's Report:

Ford read report to the Board and homeowners in attendance. Reported that United Way may provide volunteers to paint the front yard light posts for no charge in 2019. HOA would need to provide paint and oversight. **ACTION:** Management to provide more details.

Architectural Review Committee:

Minimal activity to report.

CC&R Compliance Committee:

Heyl reported that all homeowners have responded to non-compliance emails and letters sent from Management.

Clean and Safe Committee: Susan Klement is working on updates for the HOA directory.

Landscaping Committee: McGhee reported that member Tom Skinner and Management walked the property and are suggesting some tree trimming be done McColley Smith Landscape. **ACTION:** Work orders to follow from Management.

Irrigation replacement zone 7 is next, cost is \$11,800, and can be started in December. **ACTION:** Management to contact McColley Smith Landscape for scheduling, and Treasurer to approve payment of ½ up front.

Front Yard Drainage Mitigation Project: Heyl reported the project is completed and appears to be working as planned. Mike Katz thanked John Heyl and Greg Bedinger for all their hard work on this project.

Hospitality Committee: Priya Okun reported that we had a community gathering in Ashley Park on Veteran's Day, November 11, and had a good time. The cookie exchange will be at Shirley McGhee's on December 14.

Light Fixtures – Management has purchased three (3) light fixtures for over the garage doors. **ACTION:** Remove from future Board meeting agendas.

Homeowner 3 Question: Interested in seeing front yard lights on 3rd Avenue to help with lighting and security. Also, would like to see additional tree trimming to elevate and/or remove branches that are impacting walkers and/or creating shadowed areas. **ACTION:** None suggested at this time.

Street Sweeping: ACTION: Management to schedule street sweeping with the City as soon as possible.

Crime Reports: President Mike Katz reported on recent activity in Armory Park but none occurred in APdS. Katz, the President of Armory Park Neighborhood Association, and a City of Tucson Council Representative Steve Kozachick met with Community Bridges (CBI). CBI is very clear they want to be good neighbors. Crime reports didn't show evidence of clients from CBI being involved.

The group took a perimeter walk around CBI and found trash near Ott and 3rd. During the walk, the concern of CBI clients wandering off their property into the surrounding neighborhood was discussed.

Adjournment:

The meeting was adjourned at 6:40 pm.

Next Meeting: January 21, 2019, 5:30 p.m., at St. Andrews Episcopal Church, 545 S. 5th Avenue. Annual meeting – February 18, 2019, same location, registration 5:30pm, meeting start 6pm.