

**Armory Park Del Sol (APdS) Homeowners Association  
Board of Directors Meeting Minutes  
Monday, September 17, 2018, 5:30-7:00 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

Shirley McGee – Director

**Absent:** Greg Bedinger, Secretary

**Management:** Melinda Ford – Cadden Community Management

**Minute taker:** Melinda Ford – Cadden Community Management

**Approval of minutes for June 4, 2018, and July 16, 2018:**

The Board reviewed the June 4, 2018, and July 16, 2018, Board minutes. Okun moved approval of the June 2018 minutes; motion seconded. Motion carried 4-0. Okun moved the approval of the July 2018 minutes; motion seconded. Motion carried 4-0. Ford will work with G. Bedinger (HOA Secretary) to prepare both previous 2018 and future minutes for approval and posting to the APdS website.

**President's Report:** No report.

**Treasurer's Report:**

Heyl reported on the financials for July and August 2018.

1. Distributed the Treasurer's report. For the past month expenses and revenue are in line. At the end of the September, the General Reserve account will be approx. \$7,000; the Special Projects account will be approx. \$3,000. It should be possible to start Zone 7 irrigation replacement in December 2018 and Zones 5 and 9 in 2019, completing the irrigation replacement project for all homeowner zones by the end of 2019.
2. Heyl is proposing a 10% APdS dues increase for 2019. The issue likely to require increased funding in the future is tree maintenance. The Palo Verdes are all diseased and will need to be replaced with more appropriate trees for the scale of APdS. Of the \$10,000 additional monies with increased dues in 2019, the leading priorities are as follows: (1) Tree maintenance; (2) Rebuild the reserve account; (2) Fund an increased annual landscape contract; (3) Add pre-emergent as a separate line item.

**Board action:** Okun moved to approve the 2019 budget with 10% increase. McGhee seconded the motion. Motion carried 4-0. Katz stated that the Board does not take a dues increase lightly, but we must keep up with rising costs. At the suggestion of S. Klement, Heyl and Ford will draft a letter to the APdS community explaining the approved dues increase. Among the justifications mentioned for the dues increase is the HOA funding of front yard irrigation (both landscaping and water costs, both of which are increasing).

**Manager's Report:** No report.

**Architectural Review Committee:**

See committee report.

**CC&R Compliance Committee:**

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

Heyl stated that we need to address our response to the homeowner at 458 Downtown for the maintenance/repair of the rear fence. Heyl will draft a letter for the Board to review.

**Clean and Safe Committee:** No report. S. Klement noted that the map is part of the APdS directory. After we receive information on new homeowners from recent purchases, she will send out the list to the homeowners.

**Landscaping Committee:** WMG will clean up Ashley Park in the next week. The roads are in need of clean up as they are filled with rock from the recent work on interior lots. The City's street sweeper will be requested in the next 2-3 weeks. Tree maintenance requests were made by S. Klement and S. Shiffrin; send to Ford or McGhee. McGhee will also speak with Clay (McColley Smith) regarding tree maintenance support and costs.

**Hospitality Committee:** Okun reported that the annual fall pot luck will be held on Veteran's Day, November 11, 2018 at 4 pm. The cookie exchange is tentatively scheduled for December 14<sup>th</sup>.

**OLD BUSINESS**

**Landscaping:** Discussed above.

## New Business

1. Budget for 2019 – approved budget with 10% - addressed in the treasurer’s report above.
2. Recent Crime – At a recent meeting of the neighboring Armory Park Association, some homeowners attributed a recent spike in property crime to the presence of CBI, an addiction and mental health facility next to APdS – although there is apparently no reliable data to support that view. CBI has installed lights on 3<sup>rd</sup> Avenue as was requested.

APdS homeowners reported an incident of home invasion in mid-afternoon and suspicious “casing” of the neighborhood on foot and in cars. APdS homeowners reported installing cameras and lights to deter crime. All the incidences it is organized and multiple people. A question remains unanswered: Are the recent crimes crimes of opportunity or more organized? Perhaps APdS homeowners can put something on the ListServ on various security measures that our neighbors have taken – lighting, alarms, cameras, etc.

Light poles on 3<sup>rd</sup> Avenue: S. Shifrin requested information on the possibility of installing light poles on the east side of 3<sup>rd</sup> Avenue. Discussion followed. Okun noted that if others would organize a committee to pursue this project, she would participate. Heyl noted that the Board had earlier discussed installing pole lights in individual front yards on 3<sup>rd</sup> Avenue and could consider this project again.

The Armory Park Association will ask the Tucson Police Chief to attend to report on recent crime figures.

3. For Sale signs: Katz reported on a recent APdS complaint to restrict For Sale signs that had been mounted at the front and back of the property for sale. APdS CC&Rs state that only one For Sale sign is permitted. Katz noted, however, that a recent Arizona law prohibits HOA’s from restricting For Sale signs. Prospective Board action regarding this discrepancy needs to be clarified.

**Board action:** Okun moved that the APdS attorney be contacted regarding the conflict between the AZ Statute and the HOA CC&R regarding For Sale signs. Heyl seconded the motion. Motion carried 4-0.

## **Homeowner Input**

J. Caruso observed that Juan Barba is a quality arborist. The HOA should not attempt to change landscaping vendors lightly in light of the current market for their services.

### **Adjournment:**

The meeting was adjourned at 7:07 pm.

**Next Meeting:** November 19, 2018, 5:30 p.m., at St. Andrews Episcopal Church, 545 S. 5th Avenue.