

ARMOUR HILLS HOMES ASSOCIATION
Board of Directors' Meeting
August 8, 2006

Present

Patrick Carr
Maya Coopersmith
Peter Egan
Steve Parker
Mel Solomon
Margaret Taylor

Guests

David Farnam
Jenny Johnson
Shirley Karney
116 West 67th Terr.
822-7725

Pete advised that this was a special Board Meeting because we had to cancel the July 17th Meeting and because there were several items that needed to be discussed.

Mr. Nicholas Abnos, Abdiana Properties, and Ms. Donna Martin, Leasing Agent for Abdiana were invited to discuss the plans for the property at Gregory and Rockhill. They advised that Gregory Dental was staying and Papa Keno's Pizzeria would be going into the space. The issues are: Do the residents want a business that sells alcohol; how will the deck impact the neighbors; Is there sufficient parking; What are the operating hours and there is an issue with the signing.

Mr. Abnos said he had discussed the deck with the adjoining resident and as a result the deck will be completely enclosed. He feels there is sufficient parking since Gregory Dental is not open in the evenings. The operating hours in the lease are shorter than the hours listed on the application for Alcohol Beverage License and Ms. Martin said the application would be amended to agree with the lease. No agreement was reached on signing. The Board will not give any further consideration to Papa Keno's until the liquor license is amended.

Mr. Abnos and Ms. Martin left and Pete started the regular meeting by asking for approval of the June Minutes. Maya moved that they be approved; Pete seconded; motion carried.

Activities

David Farnam said that the 4th of July Parade was a huge success and thanked Jenny for making this happen. The Board also thanked Jenny and was pleased to know that she is already thinking about next year. Jenny will give Margaret a proposed budget.

The Ice Cream Social is scheduled for September 6th and Kate Carr will handle all the activities this year. Pete will get the necessary permits.

Pete said the Movies-in-the-Sandlot are going well but we no longer have access to a projector and asked if one could be purchased by the Homes Association. Margaret suggested that we use funds from the Security Account. The Board unanimously approved this. Pete will handle with Sam Beckett.

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ATA:

Pete has given Mel proposed cost for maintaining entranceways to the Trolley Track for discussion with the ATA.

Code Enforcement:

Steve said that he and Pete discussed changing the way we handle code violations. If the violation is considered serious and urgent, it will be reported to the City immediately. Violations of not so serious a nature will continue to be handled by a letter from the HACCD and follow up by Pete or Steve.

Crime Prevention:

Pete and David attended the CPAC Meeting and said that crime was down in our general area. Pete advised that through July of this year, there were 17 incidents as compared with 14 for the same period last year.

Parks & Islands:

Maya advised that the re-landscaping around the entrance sign at 65th and Oak Streets would not happen until we have cooler weather.

Pete advised that there was some vandalism in Arbor Villa Park--porta-potties tipped over. He also advised that, because of the heat, the wading pool would remain open until August 20 with no additional cost to the Homes Association and that as of August 6th, the pool is open seven days a week

Web Site:

Pete asked that this be removed from the Agenda since no one is available to take this over. Margaret commented that Melissa Saubers, who is no longer in Armour Hills, continues to e-mail everyone on her list about activities in our area.

Treasurer's Report:

Margaret Taylor distributed Balance Sheets and Income Statements for the period ending June 30, 2006, and noted there were no unusual expenses and we were within our budget. She called attention to the notation at the bottom of the Income Statement, advising of a 3% increase in Administration fees paid to HACCD. (from \$745 to \$768) This will be effective January 1, 2007. Sixty-eight homeowners are delinquent in paying dues and 18 liens are in place.

She also advised that the balance of funds in the Security Account would be used to purchase a projector and this account would be closed out.

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Old Business:

1. Steve Parker advised that he had filed the Quit Claim Deed on the two interior parks. These are now officially Armour Hills properties. Margaret to contact the person wanting to put in a dog run and invite him to the next meeting.
2. The rumor of a pawn shop at Rockhill and Gregory appears to be unfounded.

New Business:

Pete made everyone aware that if a vehicle is left on a street longer than 48 hours, it can be ticketed. This in response to our concern about all the vehicles on side streets which make it difficult to use these narrow streets.

There was no other new business and Pete adjourned the meeting at 9:20 p.m.