



Vistoso Community Association
Board of Directors Meeting – Thursday, January 23rd, 2020
945 W. Vistoso Highlands Drive- GENERAL SESSION MINUTES

- I. **CALL TO ORDER** - The meeting was called to order by Vice President Dick Surowiec at approximately 5:30 PM. Board members in attendance included Sarah Nelson, Sheryl Forte, Dennis Ottley, and Gayle Lopez. President Pat Straney was absent. Also present with FirstService Residential was Colleen Holland, VCA General Manager; and Kim Rubly, Vice President.
- II. **Introduction of Board and Guests** – Vice President Surowiec introduced Hannah Oden, the Town of Oro Valley Senior Planner; Tom Ellis, The Town of Oro Valley Parks Superintendent; and Paul Oland with Paradigm Land Design LLC. **Greg Thompson was also introduced, and a formal motion was made to appoint Greg Thompson as a member of the Board of Directors for Commercial, approved by Sarah Nelson and seconded by Sheryl Forte. Motion passed unanimously.**
- III. **REVIEW AND APPROVAL OF PRIOR MEETING MINUTES –**
 - a. **Executive Session – A motion was made by Dennis Ottley to approve the minutes and seconded by Sheryl Forte. Motion passed unanimously.**
 - b. **General Session – A motion was made by Dennis Ottley to approve the minutes and seconded by Sheryl Forte. Motion passed unanimously.**
- IV. **CONSENT AGENDA –**
 - a. Ratify Action in Writing for Paradigm Land Design LLC – **Motion by Sarah Nelson to approve, seconded by Sheryl Forte. Motion passed unanimously.**
 - b. Compliance Committee Results/Fines – Results reviewed at the Executive Session.
- V. **Town of Oro Valley Representative** – Hannah Oden presented a slideshow of Trail #322 aka Tranquillo Trail and the request for an easement dedication. It will be a 15-foot-wide trail easement and maintained by the Town of Oro Valley. Estates at High Mesa Homeowners CP Montgomery and David Light spoke briefly and stated that their Board of Directors has not made a decision just yet, but what can be done has been done. **A motion was made by Sarah Nelson to accept, seconded by Gayle Lopez. Motion passed unanimously.**
- VI. **MANAGEMENT REPORT** – General Manager Colleen Holland provided an update regarding the issues with one of the locks at the tennis court. As well as an update regarding the new Pulte subdivision, Valley Vista, and the widening of Arrowsmith Drive. Briefly went over numbers of duties of staff on a daily basis.

VII. REVIEW OF FINANCIAL STATEMENT – Treasurer Dennis Ottley presented financials for the past two months. Currently under budget with an excess of revenues. Siena remains on track. The irrigation on Moore Road needs to be replaced and will be around \$140K. Irrigation replacement has never been in the reserves but needs to be added to the reserves. There are also three major erosion issues that need to be addressed right away, as it is a liability.

VIII. COMMITTEE REPORTS

- a. Compliance Committee – Chair, Sheryl Forte gave a brief overview of the last Committee meeting. There were three homeowners in attendance that shared their complaints. They were informed that staff is actively in the community, and the process that staff must follow regarding violations.
- b. Communications Committee – Chair, Sarah Nelson provided information on trade names. Currently the trade name, “Rancho Vistoso Community Association” is registered. However, “Vistoso Community Association” is not currently registered as a trade name, but the application has been submitted to the Arizona Corporation Commission. Goal of the Communications Committee is to “Go Green”, as well as have more control over the quarterly newsletter, and promote more positivity moving forward. The new website is near launch.
- c. CC&R Committee – Chair, Sarah Nelson reported that the Committee is continuing to develop relationships with the sub-associations. Currently the CC&R’s only address Declarant, not homeowners. Encouraged “talking points” with members throughout the community.
- d. Architectural and Landscape Committee – Staff is continuing to process several requests. Committee is working along with staff to revise and update the Design Guidelines. The next study session will be in February.
- e. Nominating Committee – Chair, Sarah Nelson, along with Colleen Holland and Kim Rubly have interviewed multiple online voting companies and have chosen to go with Vote HOA Now. **A motion to contract with VOTE HOA NOW was approved by Sheryl Forte and seconded by Dennis Ottley.** There is a Nomination binder at the front desk that homeowners are welcome to come and look at. This binder and structure will be applied in the future to make the process as smooth as possible. The Nominating Committee provided the slate of the 8 qualified candidates for the 2020 Annual Meeting. It has been decided that the IRS Ruling verbiage will be included in the annual meeting packets that will be sent out for voting. **Motion by Greg Thompson to include the IRS Ruling on the 2020 Annual Meeting ballots, seconded by Sheryl Forte, motion passed unanimously. Motion by Sheryl Forte to appoint Nominating Committee members – Dan Gann, Jim Green, Dan Sturmon, Bill Van Dam, and Susan Wood, seconded by Dennis Ottley, motion passes unanimously. Motion by Gayle Lopez to exclude members with delinquent accounts from the notice of the Annual Meeting and their right to vote, seconded by Dennis Ottley, motion passed unanimously.**
- f. Landscape Report – AAA Supervisor Hanna Delosantos provided an update for the community. DG on La Canada will be completed the beginning of February. The tree work at Monticello has been completed. There were nine main line irrigation leaks, that have since been repaired. Re-capped that there was vehicle damage at Hohokam Park after over-seeding. A proposal was presented to relocate turf, add somewhat flat boulders around the vegetation, and add trees on both sides of the boulders. A proposal for Sunset Park was also presented. It included relocating turf and adding boulders. A removable bollard to be installed and keep park ADA compliant. Also included was adding two boulders and a bollard at the Eagles Summit entrance. The reoccurring damage and vandalism has continued to be a tremendous expense to the community. **A motion to approve the AAA proposals was made by Sarah Nelson and seconded by Sheryl Forte. Motion passed Unanimously.**
- g. Preserve Vistoso – The Secretary, Craig MacKay, was in attendance and presented an update. They are currently at 1,078 members, with four new Board members. They have recently met with the Director of Development to prove to the Town of Oro Valley the lack of park space. Pat Sturmon with

Preserve Vistoso joined having just returned from a meeting at the Town of Oro Valley. She provided a quick update that the turnout at the meeting was astronomical and that Preserve Vistoso members were able to speak and have a presence for the organization.

- IX. Homeowner Forum** – Paul Moffet at Bright Canyon Drive, received clarification that 2/3 votes are needed in order to approve any changes to the CC&R's. Discussion ensued about the need to educate the community and spread the word. Bill Sugars at Mulligan Drive summarized the dispute that was filed with the ADRE with special emphasis was given to page 4 for Board consideration. Mr. Sugars inquired as to the status of the Romspen property, General Manager Colleen Holland responded that there is no new news.

* **REVISED 4/30/20: HOMEOWNER FORUM:** Paul Moffet... asked for clarification on what is required to amend the CC&Rs. A brief conversation followed, describing use of the "consent" method rather than a traditional voting process to gain the required level of approval by the membership (currently 75%). The consent method allows for greater community engagement and follow-up, and therefore offers a greater opportunity to achieve the required approval level. Discussion ensued about the need to educate the community and spread the word. Bill Sugars at Mulligan Drive summarized the dispute that was filed with the ADRE with special emphasis was given to page 4 for Board consideration. Mr. Sugars inquired as to the status of the Romspen property, General Manager Colleen Holland responded that there is no new news.

- X. OLD BUSINESS** – None

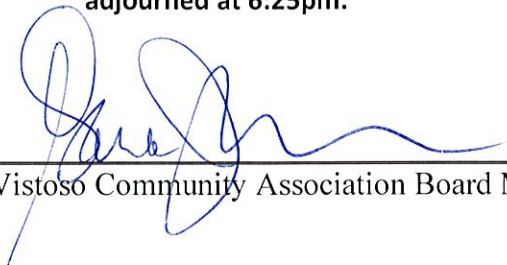
- XI. NEW BUSINESS** –

Drainage Facility Inventory Update – WLB will provide updated drainage areas and maps to find the significant drainage issues, which will include the new subdivisions. **Motion by Sheryl Forte to accept, seconded by Sarah Nelson, motion passed unanimously.**

- XII. CORESPONDENCE** – None

- XIII. NEXT MEETING DATE** – February 27th, 2020 – 5:30pm at 945 W. Vistoso Highlands Dr

- XIV. ADJOURNMENT** – Motion to adjourn by Dennis Ottley, seconded by Gayle Lopez, meeting was adjourned at 6:25pm.



Vistoso Community Association Board Member

5/8/2020

Date