



**Vistoso Community Association**  
**Board of Directors Meeting – Thursday, February 27<sup>th</sup>, 2020**  
**945 W. Vistoso Highlands Drive- GENERAL SESSION MINUTES**

- I. **CALL TO ORDER** - The meeting was called to order by President Pat Straney at approximately 5:30 PM. Board members in attendance included Dick Surowiec, Sarah Nelson, Dennis Ottley, Greg Thompson, Gayle Lopez, and Sheryl Forte (left the meeting at 5:45pm). Also present with FirstService Residential was Colleen Holland, VCA General Manager.
- II. **Introduction of Board and Guests** – President Pat Straney introduced Councilmember Joyce Jones-Ivey and Jessica Hynd, the Constituent with the Town of Oro Valley.
- III. **REVIEW AND APPROVAL OF PRIOR MEETING MINUTES** –
  - a. **Executive Session** – A motion was made by Sarah Nelson to approve the minutes and seconded by Dick Surowiec. Motion passed unanimously.
  - b. **General Session** – A motion was made by Dick Surowiec to approve the minutes and seconded by Sarah Nelson. Motion passed unanimously.
- IV. **CONSENT AGENDA** –
  - a. **Compliance Committee Results/Fines** – Results reviewed at the Executive Session.
- V. **Town of Oro Valley Representative** - Joyce Jones-Ivey addressed the ceremony that was held on February 19<sup>th</sup> regarding the new Chief of Police for the Town of Oro Valley. She also gave a rundown of all the police officers with new appointments. On April 1<sup>st</sup>, the Town of Oro Valley will release their new website to be a much simpler and user-friendly version. She encouraged the community to provide input to the Parks & Recreation department. The President of Preserve Vistoso, Michael Bilodeau, approached Joyce Jones-Ivey regarding the paying of taxes to the Town of Oro Valley and that a portion is going towards the El Conquistador golf course; Preserve Vistoso is feeling ignored and would like to see more parks. Preserve Vistoso would like to have the Parks and Recreation Board of the Town of Oro Valley survey the area of the former golf course. Jessica Hynd then discussed upcoming events with the Town of Oro Valley.
- VI. **MANAGEMENT REPORT** – General Manager Colleen Holland provided an update on staff duties and on the community.
- VII. **REVIEW OF FINANCIAL STATEMENT** – Treasurer Dennis Ottley presented financials through January 31<sup>st</sup>, 2020. Currently under budget and positive, mostly due to the high growth throughout the community. Siena remains on track and is in-line. The investment is up \$1M. There was an electrical fee of \$3,200, but under budget with water bills. Discussion ensued between homeowners and the Treasurer, Dennis Ottley

regarding builder assessments. Bill Sugars addressed the bump on the budget, as well as the money that was paid to the attorney. Tracey Phillips asked why was it necessary for the association to pay for the complaint that was filed at the ADRE level. Jason, the attorney for the association, spoke that the Board of Directors cannot represent themselves.

## VIII. COMMITTEE REPORTS

- a. Compliance Committee – The list of violations that are currently at the status of “Assess Fine” has been presented to the Board of Directors, with recommendation to proceed with fines.
- b. Communications Committee – Chair, Sarah Nelson provided information on that the Trademark application has been approved and applies for 10 years. **A motion was made by Sarah Nelson to “go green” with the future newsletter, approved by Gayle Lopez and seconded by Dick Surowiec. Motion carried unanimously.**
- c. CC&R Committee – Chair, Sarah Nelson reported that the Committee is continuing to develop relationships with the sub-associations. Currently, there has only been a 30% response. Sub-Associations are considered subordinate in relation to the master association. The Committee is committed to communicating with the sub-association managers. **A motion was made and approved to have a mixer with the sub-associations by Sarah Nelson and seconded by Dick Surowiec. Motion carried unanimously.**
- d. Architectural and Landscape Committee – Staff is continuing to process several requests. Committee is currently working along with staff to revise and update the Design Guidelines.
- e. Nominating Committee – The Nominating Committee will reconvene in November of 2020 for the 2021 election. There is a complete binder with dates and applicable information at the front desk for homeowners to review. When the voting packets are mailed out, the voting will open that day. **A motion to approve and keep the current Committee members was made by Sarah Nelson, seconded by Gayle Lopez.**
- f. Landscape Report – AAA Supervisor Hanna Delosantos provided an update for the community. It is the season for weeds, and she assured all that her AAA crew is all over the weed issue and they are working as hard and quickly as possible. There have been four mainline water leaks. And the tree crews have been replacing the infected trees with trees that are appropriate in size for the area.
- g. Preserve Vistoso – The President, Michael Bilodeau was in attendance and presented an update. Addressed the 501c3 status. Preserve Vistoso would like to apply for a state grant in the near future. They are also generating a podcast that will be available. Romspen will be filing a pre-application with the Town of Oro Valley to rezone. Encouraged all to attend the Town meetings and to have a voice.

- IX. **Homeowner Forum** – Matt Wood asked about dues not being correctly collected for builders. Pat Straney stated that staff is currently working on it and that moving forward that dues will be properly collected. Rob Quiri would like to know how far back it goes that builders had unpaid assessments. Irene Swain inquired about the flying bugs and if they were mosquitos, as well as creating community awareness. Sarah Nelson is currently working on addressing this item. Tracey Phillips wants to know what the master does for the sub-associations. She can make an appointment with staff to address at a later date.


## X. OLD BUSINESS –

- a. **Community Common Wall Painting** – Sarah Nelson gave an update as to where the Association is on Common Walls. Not all walls are property of the Vistoso Community Association. Sarah Nelson presented a map reflecting sections of neighborhoods that will be painted at different times, not



all common wall repainting will be completed at one time. It is the Vistoso Community Association's duty to maintain these walls. Greg Thompson informed that there are 4 different types of walls throughout the community.

- XI. NEW BUSINESS** – The bids and renewal of vendor contracts were presented. The Board would like the work checked on a random basis. Regarding the KleanUp Patrol bid, the rates have increased in order to clean and maintain the fountain at Siena. **A motion was made by Sarah Nelson to accept the bid for KleanUp Patrol, seconded by Dennis Ottley.** A proposal was reviewed from AAA regarding the irrigation project on Moore Road. **A motion to approve the proposal was made by Dennis Ottley, seconded by Greg Thompson.** The Board would like to review the options regarding renewing insurance by March 24th. Dick Surowiec discussed the reoccurring damage throughout the parks and if there should be extra security for the association. **A motion was made by Dick Surowiec to table, seconded by Greg Thompson.**
- XII. CORESPONDENCE** – None
- XIII. NEXT MEETING DATE** – March 26<sup>th</sup>, 2020 – 5:30pm at Painted Sky Elementary School – 12620 N Woodburne Avenue, Oro Valley, AZ 85755
- XIV. ADJOURNMENT** – A Motion to adjourn the meeting was made at 7:30pm. Motion carried unanimously.

  
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Vistoso Community Association Board Member

5/8/2020  
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Date