



Vistoso Community Association
Board of Directors Meeting – June 25th, 2020
Via Zoom Platform - GENERAL SESSION MINUTES

- I. **CALL TO ORDER** - The meeting was called to order by President Sarah Nelson at approximately 5:30 PM. Board members in attendance included Gayle Lopez, Sheryl Forte, Joe Affinati, Ellen Hong, and Tracy Phillips. Vice President Greg Thompson was absent. Also present with FirstService Residential was Colleen Holland, VCA General Manager; Trenais Bryant, Assistant Community Manager; Alexa Byrd, Administrative Assistant/Compliance Coordinator.
- II. **BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS** – President Sarah Nelson gave a brief update.
- III. **INTRODUCTION OF BOARD AND GUESTS** – President Sarah Nelson introduced Police Chief Kara Riley.
- IV. **REVIEW AND APPROVAL OF PREVIOUS BOARD MEETING** – General Session – **A motion was made by Sheryl Forte to approve the minutes and seconded by Joe Affinati. Motion passed unanimously.**
- V. **CONSENT AGENDA ITEMS** –
 - a. Ratified items addressed in the Executive Session, April 30th, 2020 minutes. **A motion by President Nelson to approve the General Session Minutes was approved by Sheryl Forte and seconded by Joe Affinati. Motion passed unanimously.**
 - b. Compliance Committee Results/Fines – Results were presented at the Executive Session meeting.
- VI. **TOWN OF ORO VALLEY REPRESENTATIVE** – Police Chief Kara Riley provided us with her background history. The police department takes pride and strength in the community. She reminded every one of the motto, you call a cop, you get a cop.
- VII. **MANAGEMENT REPORT** – General Manager Colleen Holland reported on the overnight parking issue and that the overnight parking patrol is now scheduled for two times a week. There is currently a steady stream of DVI's. Holiday lighting is now only permitted during the applicable time frames and guidelines.
- VIII. **FINANCIAL REPORT OF ASSOCIATION** – Treasurer Gayle Lopez provided a report on the operating funds, reserve funds, accounts receivable, liabilities; as well as a full report of the financials for the previous month.
- IX. **COMMITTEE/VENDOR REPORTS, CHARTER APPROVALS AND COMMITTEE MEMBER APPOINTMENTS**
 - a. Architectural and Landscape Review Committee – An update was provided on the drainage reports. There has been a surge in ARC requests. It is a goal to create a special, temporary Ad Hoc Committee specifically for the lighting ballasts. **A motion to create this Ad Hoc Committee and have the Committee report directly to the Board was made by Sheryl Forte and seconded by Joe Affinati. Motion passed unanimously.**

- b. Compliance Committee – The Committee had their first meeting with the new Committee members. They are instituting a new fine policy. And the biggest push back that the Committee is currently receiving is string lighting.
- c. Communications Committee – The Boards wants to commend “Going Green”. They are on track to have the first go green newsletter released.
- d. Finance Committee – The finance committee is creating an action plan. **A motion was made to appoint Matt Wood as an alternate member by Gayle Lopez and seconded by Sheryl Forte. Motion passed unanimously.**
- e. Governing Documents Committee – The Committee did not have the opportunity to meet in June.
- f. Nominating Committee – Will be reconvening later in the year.
- g. Landscape Report – AAA Supervisor Hanna Delosantos provided an update for the community. They recently met with Pulte at the new development off of Arrowsmith. The parks are currently nice and green. Still receiving a steady stream of work orders for the association.
- h. Preserve Vistoso – The President, Michael Bilodeau presented an update. The Conservation Fund has come forward to possibly acquire the Romspen property. Encouraged homeowners to go to conservationfund.org. Romspen has put their request for rezoning on hold.

X. Homeowner Forum – None.

XI. Old Business – COVID-19 continues to be a fluid situation that is reevaluated daily. The Board is not taking any action to change the amenity and park closures. Two bids were reviewed to open and clean the restrooms at the park. The office is open for appointments only and face masks will be available. **A motion was made to accept the Addendum to Compliance Policy by Gayle Lopez and seconded by Sheryl Forte.** Anthony Martin with FirstService Residential was in attendance and he presented the RFP comparison regarding painting the walls. We are still awaiting a bid from Abeyta. **A motion to table until Abeyta’s bid is received was made by Sheryl Forte and seconded by Joe Affinati. Motion passes unanimously.**

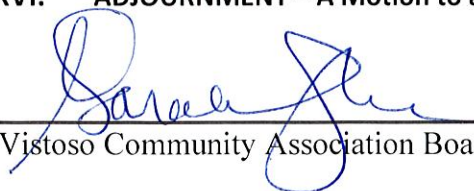
XII. New Business – The Delinquency Process was reviewed. The pre-legal process was shown. **A motion to adopt the Delinquency Policy as presented was made by Sheryl Forte and seconded by Sarah Nelson. Motion passed unanimously.** The Addendum to the Landscape Agreement was presented by AAA. The proposal for an amendment to include the East Moore Road median and 15’ right of way was reviewed. Hanna will be meeting with Mattamy to do a walk through. **A motion to approve based on an inspection with the General Manager was made by Joe Affinati and seconded by Tracey Phillips. Motion passed unanimously.**

XIII. CORESPONDENCE – A steady stream of correspondence between homeowners and the Board members occurs each business day via email and the new website feature AskVCA@ranchovistosoHOA.com. Currently, we have not received any hard copy correspondence for review.

XIV. AS BROUGHT FORTH – None.

XV. NEXT MEETING DATE – July 30th, 2020 – 5:30pm via Zoom platform

XVI. ADJOURNMENT – A Motion to adjourn the meeting was made at 8:10pm. Motion carried unanimously.



 Vistoso Community Association Board Member

8/3/2020

 Date