



Vistoso Community Association  
Board of Directors Meeting – Thursday, April 30<sup>th</sup>, 2020  
Via Zoom Platform - GENERAL SESSION MINUTES

- I. **CALL TO ORDER** - The meeting was called to order by President Sarah Nelson at approximately 5:45 PM. Board members in attendance included Greg Thompson, Gayle Lopez, Sheryl Forte, and Joe Affinati. Also present with FirstService Residential was Colleen Holland, VCA General Manager; Trenais Bryant, Assistant Community Manager; and Alexa Byrd, Administrative Assistant/Compliance Coordinator.
- II. **Introduction of Board and Guests** – President Sarah Nelson introduced Mayor of the Town of Oro Valley Joe Winfield 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 Greg Thompson to approve the minutes and seconded by Gayle Lopez. Motion passed unanimously.
  - b. **General Session** – A motion was made by Greg Thompson to approve the minutes and seconded by Gayle Lopez. Motion passed unanimously.
- IV. **CONSENT AGENDA** –
  - a. Ratified items addressed in the Executive Session.
- V. **Board Appointments** – It was announced that Director Pat Straney resigned on April 1<sup>st</sup>, 2020. Director Dennis Ottley also resigned on April 22<sup>nd</sup>, 2020. **A motion was made to elect Ellen Hong and Tracy Phillips as Directors, to fill the vacated Director positions by Sarah Nelson and seconded by Greg Thompson. Motion passed unanimously.** At this point Director Hong and Director Phillips were invited to participate and engage with the board.
- VI. **Town of Oro Valley Representative** – Mayor Winfield addressed that it has been a very challenging 6 weeks for the Town of Oro Valley and the community. The Town has been working alongside federal, state, county directives. It was acknowledged that this will be a gradual transition back to “normal”. The Mayor discussed the upcoming dates of opening businesses again. The intent is to create safety among the workers and the patrons. The new Town of Oro Valley website will now be unveiled. Following the lead of the Governor, the park amenities are closed. Jessica Hynd then discussed that an informational video is available is available on the website. Any Preserve Vistoso questions shall be directed to Ask@OroValley.com
- VII. **MANAGEMENT REPORT** – General Manager Colleen Holland thanked the Board of Directors for the frequent meetings as of late. Future Committee meetings will be rescheduled so that there will not be any meetings on Mondays moving forward. Future Board of Directors meetings will now be scheduled for the last Thursday of the months moving forward. A reserve study training is scheduled for May 6<sup>th</sup>, 2020. The

General Manager addressed the issues with the ballast lights and the limited warranty. The details will be discussed at a later date.

**VIII. REVIEW OF FINANCIAL STATEMENT** – Treasurer Gayle Lopez provided a full report of the financials for the previous month.

**IX. COMMITTEE REPORTS**

- a. Architectural and Landscape Committee – Chair, Sheryl Forte stated that the March meeting that was originally scheduled for March 18<sup>th</sup>, 2020 was moved to April 1<sup>st</sup>, 2020. The next meeting will be on May 15<sup>th</sup>, 2020. The Board of Directors is aware that four proposals were reviewed and will be addressed later in the meeting.
- b. Compliance Committee – Chair, Sheryl Forte shared that the Committee reviewed the violation report for the month of March. There were two homeowners that joined the meeting and stated their cases.
- c. Communications Committee – Chair, Sarah Nelson discussed that the Committee will meet virtually next week to discuss the upcoming newsletter.
- d. CC&R Committee – The next meeting has been postponed. The meeting that was scheduled for Administrative Professionals day has been postponed as well.
- e. Nominating Committee – The Nominating Committee will reconvene in November of 2020 for the 2021 election.
- f. Landscape Report – AAA Supervisor Hanna Delosantos provided an update for the community. Construction for the Moore Road irrigation project has been completed up to Woodburne. The tree crews have almost finished the area at Vistoso Highlands. Sunset Trail is complete. There will also be four proposals presented to the Board.
- g. Preserve Vistoso – The President, Michael Bilodeau presented an update. A video has been posted to the website. They are still doing park assessments. Encouraged owners to submit free form comments before the zoom meeting with the Town of Oro Valley at 6:00pm on May 14<sup>th</sup>, 2020.

**X. 2020/21 Committee Chair Appointments –**

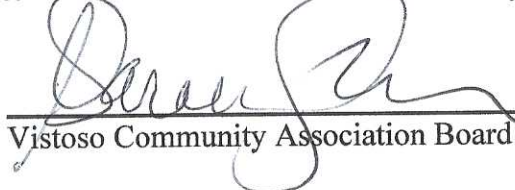
- a. Architectural and Landscape Review Committee – It was briefly discussed that there may be a change to the structure of the Committee in the near future. **A motion was made by Sarah Nelson and seconded by Sheryl Forte to nominate Greg Thompson as the Chair. Motion passed unanimously.**
- b. Compliance Committee – **A motion was made for Joe Affinati to be the Chair of the Committee by Sarah Nelson and seconded by Greg Thompson. Motion passed unanimously.**
- c. Communications Committee – **A motion was made to keep Sarah Nelson as the Chair was made by Greg Thompson and seconded by Sheryl Forte. Motion passed unanimously.**
- d. CC&R Committee – **A motion was made to keep Sarah Nelson as the Chair was made by Greg Thompson and seconded by Sheryl Forte. Motion passed unanimously.**
- e. Finance Committee – Gayle Lopez will remain the Chair of the Committee as the Chair must be the Treasurer.
- f. Nominating Committee – This Committee is not ready for a Chair at this time as it will not be time to nominate until November 2020.

**XI. Homeowner Forum** – Gordon Parkhill wants to know if the defunct golf course falls under the CC&R's. Most of the golf course does not. Robert Feltis inquired as to the status of the parks and when will they open again. The Vistoso Community Association is following the lead of the Town of Oro Valley. Park areas, trails, benches will be open, but amenities will stay closed at this time. Is Preserve Vistoso allowed



to post signs throughout the community, no it is not allowed. Manny Rodriguez expressed his frustration with overnight parking. This will be addressed later in the Agenda.

- XII. OLD BUSINESS** – Annual insurance is considered and discussed. Currently FirstService Residential cyber security is already covered by the current insurance plan. It was clarified that there isn't any data currently stored at the on-site office. Current coverage will stay at \$50,000. This will be brought back to the Board. Homeowner David Light spoke up that he has worked with other homeowner associations and feels that it is extremely important to consider having local security. **A motion was made by Gayle Lopez to keep the insurance policy as-is seconded by Greg Thompson. Motion passed unanimously.** Sarah Nelson expounded the use of the speaker card moving forward in all future board meetings. **A motion to utilize the speaker cards was made by Greg Thompson, seconded by Gayle Lopez. Motion carried unanimously.** Greg Thompson revisits the common wall project and advised the Board of Directors that they need to proceed with the project. **A motion to move forward with the project was made by Gayle Lopez, seconded by Sheryl Forte. Motion carried unanimously.**
- XIII. NEW BUSINESS** –Four AAA Landscaping proposals were presented. The first was for Integrated Pest Management. It is in order to keep the plants healthy, as well as reduce the cost of replacing the plants. It was recommended by the Architectural and Landscape Committee and Finance Committee to approve. **A motion to approve was made by Gayle Lopez and seconded by Greg Thompson. Motion passed unanimously.** A second proposal was presented in regards to cleaning the culvert at Meadview and Pioneer. It is currently in violation with the Town of Oro Valley and needs to be brought into compliance. It was recommended by the Architectural and Landscape Review Committee and the Finance Committee to approve. **A motion to approve the proposal was made by Sheryl Forte and Gayle Lopez. Motion passed unanimously.** A third proposal was presented regarding Sunset Park sediment. It is recommended to clean before rainfall. **A motion to table was made by Greg Thompson and seconded by Sheryl Forte. Motion passed unanimously.** A fourth proposal was presented to clean up an area off of Desert Fairways. **A motion to approve the proposal was made by Greg Thompson and seconded by Sheryl Forte. Motion passed unanimously.** A discussion then ensued regarding parking and adding additional security patrols for overnight parking. The current plan is not working. It was clarified that staff absolutely will not be walking the community overnight. It is the goal to increase the program to ultimately pay for itself, as people are paying fines. **A motion was made to upgrade to the highest level of the overnight parking program for at least three months by Greg Thompson and seconded by Gayle Lopez. Motion passed unanimously.**
- XIV. CORESPONDENCE** – None
- XV. AS BROUGHT FORTH** – General Manager Colleen Holland discussed that there will be several upcoming meetings and additional training with the Board.
- XVI. NEXT MEETING DATE** – May 28<sup>th</sup>, 2020 – 5:30pm via Zoom platform
- XVII. ADJOURNMENT** – **A Motion to adjourn the meeting was made at 8:25pm. Motion carried unanimously.**

  
Vistoso Community Association Board Member

9/16/2020  
Date