



Vistoso Community Association
Board of Directors Meeting – July 30th, 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 Greg Thompson, Gayle Lopez, Sheryl Forte, Joe Affinati, Ellen Hong, and Tracy Phillips. Also present with FirstService Residential was Colleen Holland, VCA General Manager; Susan Rodriguez, Vice President; Trenais Bryant, Assistant Community Manager; Alexa Byrd and Michell Alvarez, Administrative Assistant/Compliance Coordinators.
- II. **BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS** – President Sarah Nelson gave a brief update.
- III. **INTRODUCTION OF BOARD AND GUESTS** – President Sarah Nelson introduced Josh Hurguy with Golder Ranch Fire District.
- IV. **REVIEW AND APPROVAL OF PREVIOUS BOARD MEETING** – General Session – **A motion was made by Joe Affinati to approve the minutes and seconded by Sheryl Forte. Motion passed unanimously.**
- V. **CONSENT AGENDA ITEMS** –
 - a. Ratified items addressed in the Executive Session, June 24th, 2020 minutes. **A motion by President Nelson to approve the General Session Minutes was approved by Gayle Lopez and seconded by Sheryl Forte. Motion passed unanimously.**
 - b. Compliance Committee Results/Fines – Results were presented at the Executive Session meeting.
- VI. **TOWN OF ORO VALLEY REPRESENTATIVE** – Josh Hurguy with Golder Ranch Fire District discussed their biggest concerns. Right now, their focus has shifted from the fires to flooding. The fire department is actively engaged with the Tucson Fire Department, Oro Valley Police Department, Pima County Flood Control, as well as other departments to be preventative.
- VII. **MANAGEMENT REPORT** – General Manager Colleen Holland introduced the new administrative assistant/compliance coordinator for the association, Michell Alvarez. The newsletter went “green” last month for the first time. The association is currently in negotiations for the Mattamy takeover. And the first closings of Pulte will be mid-September.
- VIII. **FINANCIAL REPORT OF ASSOCIATION** – Treasurer Gayle Lopez provided a full report for the month of June, including the balance sheet, operating funds, reserves, etc.
- IX. **COMMITTEE/VENDOR REPORTS (2-Minute Limit)**
 - a. Architectural and Landscape Review Committee – Several AAA proposals were approved by the Committee. Monument conceptual plans were presented by AAA to the Committee. An Ad Hoc committee may be forming to address the neighborhood monuments throughout the community.

- b. Communications Committee – Currently working on the monthly “green” newsletter. Website tips and tricks were presented, and a few analytics of the website were covered.
- c. Compliance Committee – The Committee is currently discussing the fine policy. They will have a meeting to discuss the policy after it is reviewed and returned by the attorney.
- d. Finance Committee – The Committee has had several meetings over the past month. They have also met several times with FirstService Residential management. They are currently reviewing insurance coverage and working on the investment policy.
- e. Governing Documents Committee – The Committee has not had the opportunity to meet for a while, but they will be meeting the following week.
- f. Nominating Committee – Will be reconvening later in the year.
- g. Landscape Report – AAA Supervisor Hanna Delosantos provided an update for the community. A saguaro was just lost a second time this month. Hanna explained that the road construction work on Rancho Vistoso Boulevard near Sun City is due to Southwest Gas abandoning lines. The irrigation does need to be bumped up as it has just not been wet enough this season. AAA has also repaired the damaged irrigation lines due to the rebar on the political signage.
- h. Preserve Vistoso – The President, Michael Bilodeau presented an update. The Conservation Fund is currently working on making an offer to Romspen. Romspen’s application for rezoning has been put on hold.

X. Homeowner Forum – None.

XI. COVID 19 Current Status – Corporate forms were briefly presented but they are not necessary, nor do they apply to the Vistoso Community Association. Parks and bathrooms remain closed.


XII. Old Business – Anthony Martin with FirstService Residential was present. Anthony reviewed the Facelift contract for the wall painting project. St. Andrews II will be added to the contract. It needs to be signed and then there will be an organizational meeting. Each neighborhood will require 10% down at a time when starting. **A motion to move forward and sign the Facelift contract was made by Greg Thompson and seconded by Gayle Lopez. Motion passed unanimously.** The East part of Moore Road is now officially a part of the association’s responsibility to maintain. So, an amendment from AAA was presented to update their contract to include the upkeep of this portion of Moore Road. **A motion to accept the amendment was made by Sheryl Forte and seconded by Greg Thompson. Motion passed unanimously.** Parking patrol proposals were presented. **A motion to table was made by Joe Affinati and seconded by Sheryl Forte. Motion passed unanimously.**

XIII. New Business – A long distance proposal for the Siena phone gate system was presented. **A motion to table was made by Sheryl Forte and seconded by Greg Thompson. Motion passed unanimously.** AAA presented a proposal for Sunset Park; as it is no longer draining as it properly should and years of built up sediment needs to be removed. **A motion to accept the proposal for Sunset Park was made by Sheryl Forte and seconded by Greg Thompson. Motion passed unanimously.** Another proposal was submitted by AAA to repair the irrigation at the monument at Oracle and Rancho Vistoso Boulevard. **A motion to accept the proposal was made by Sheryl Forte and seconded by Greg Thompson. Motion passed unanimously.** Conceptual plans for all of the monuments at the entrances of Rancho Vistoso was presented by AAA. The cost of water needs to be considered versus the cost of replacing with turf. It is a goal to survey members; and also to have a real conversation about these conceptual plans in the near future. A revised Finance Committee Charter was presented. **A motion to accept the charter as presented was made by Gayle Lopez and seconded by Sheryl Forte. Motion passed unanimously.** The implementation of a hospitality policy was briefly brought up. **A motion to table this was made by Gayle Lopez and seconded by Greg Thompson. Motion passed unanimously.**

- XIV. COORESPONDENCE** – 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.
- XV. AS BROUGHT FORTH** – Treasurer Lopez brought forth items for Board consideration: Finance Committee Action Items status as well as Back billing builders and the cyber security policy.
- XVI. NEXT MEETING DATE** – August 27th, 2020 – 5:30pm via Zoom platform
- XVII. ADJOURNMENT** – A Motion to adjourn the meeting was made at 7:49pm. Motion carried unanimously.



Vistoso Community Association Board Member



Date