



**Vistoso Community Association**  
**Governing Documents Committee – Wednesday, August 5, 2020**  
**945 W. Vistoso Highlands Drive**

Members present: Sarah Nelson, Chair, Committee Members: Dan Sturmon, Bill Van Dam, Paul Moffett and Rebecca Bowermaster

Guests: Jeff Brant

Staff: Colleen Holland, General Manager

Sarah Nelson welcomed the new members to the committee and guests

The meeting was called to order at approximately 4:00pm

- ***Motion by Dan Sturmon to approve the May 6, 2020 committee minutes, seconded by Bill Van Dam with 2 typo corrections made to the minutes, motion passed unanimously.***
- Bill Van Dam was asked to share an overview of the Governing Documents Committee (formerly CC&R Committee) back to last year when it was created.

**OLD BUSINESS**

- **Sub Association Tract Declaration Research by Bill Van Dam and Title Company to date** – Bill Van Dam presented the information he was able to locate with the help of staff at Title Security (Jeff). The information has been entered into the existing VCA Sub Associations spreadsheet and coded into colored “Buckets”:
  - Peach/Buff = Onsite office does not have documents and & docs also need to be posted on sub website if applicable;
  - Green = Onsite office has docs & they are also posted on the sub website;
  - White = Onsite office has docs, not posted on website.

Discussion ensued regarding the dedication to a page on our website, RanchoVistosoHOA.com,

***Motion by Bill Van Dam to have staff provide all sub association information to Wendy Ehrlich, our Governing Documents committee attorney, to review , seconded by Dan Sturmon, motion passed unanimously.***

***Motion by Dan Sturman to authorize Bill Van Dam to act on behalf of the VCA Governing Documents Committee to work with Title Security staff to discuss availability of their services and any related costs involved, seconded by Rebecca Bowermaster, motion passed unanimously.***

- **2020/21 Governing Documents Committee Talking Points** - Rebecca and Bill will work to develop a slide deck for a September meeting to be scheduled by Sarah and Colleen.



## **NEW BUSINESS**

- President Nelson has asked that each committee submit 3 projects to add to the 2020/21 GM Action Item list for the Governing Documents Committee:
  - 1) Board of Directors Orientation
  - 2) Meet & Greet with new homeowners
  - 3) Meeting with sub association Board Presidents and/or management
  
- **As Brought Forth** – None

*A motion to adjourn at 5:00p.m. was made by Bill Van Dam, and seconded by Dan Sturman, motion carried unanimously.*

Next Meeting Date – Wednesday, September 2, 2020 – 4:00pm – via Zoom Video & Audio