



Vistoso Community Association
Compliance Committee Meeting – August 11th, 2020
Zoom Platform - GENERAL SESSION MINUTES - APPROVED

- The meeting was called to order at approximately 3:00 pm. The Committee Chair, Joe Affinati was present; as well as Linda Barr, John Nelson, Jim Greene, Robert Feltes, Sheryl Forte, Cherie Taylor. Present from FirstService Residential was Michell Alvarez - Administrative Assistant, Trenais Bryant - Assistant Manager, Colleen Holland – General Manager.
- Approval of July 16th, 2020 Study Session Minutes – **Joe Affinati moves to approve July 16th, 2020 Minutes, with the amendment to add Sheryl Forte seconded by Jim Greene.**
- Introductions: The new compliance coordinator Michell Alvarez was introduced to the committee.
- Homeowner Forum – Homeowner #1 explained to the committee she is not in violation of weeds and that they are wildflowers. Sheryl Forte informs the committee these wildflowers are part of the Plant Approved List. **A motion was made to dismiss the violation by Joe Affinati, seconded by Jim Greene. Motion carried unanimously.**
- Overnight Patrol – It was brought forth to the committee that our current vender Vet-Sec has not been able to patrol the community accordingly. The General Manager has asked the committee to consider changing vendors and take to the board for final decision. Packages were supplied; vendors, pricing, and services were discussed. **A motion was made to direct staff to obtain additional information and services by Joe Affinati, seconded by Linda Barr. Motion carried unanimously.**
- Fine Policy – Attorneys have added verbiage to the content to prevent any misunderstanding when sending violation letters. – **A motion was made to move the Fine Policy forward to the board, including tracking remarks, by John Nelson, seconded by Robert Feltes. Motion carried unanimously.**
- Homeowner Hearing – 2 hearings were conducted 1 was addressed during “Homeowner Forum” the 3rd “hearing” was more of an explanation why we wanted fines assessed.
 - Homeowner #2 – Requested latest violation be removed due to effort made to comply and informed committee that neighbors constantly blow debris and trash into her property. – **A motion was made to escalate this violation if this is observed again by John Nelson, seconded by Joe Affinati. Motion carried unanimously.**
 - Homeowner #3 – Was brought forth in hearing because staff wanted to address with committee why we should begin assessing fines at this point.
- Review of Violation Report- A list of current violations at the status of “1st Notice & Hearing” was presented to the Committee. The committee and staff reviewed the violation and discussed what the occurring violations are. The Committee agreed to fine some of the properties that were presented and wait on the other properties for next inspection. **The Committee moves to present the list of violation Fines to the Board of Directors to proceed with the escalation, motion carried unanimously.** Regarding fine waivers, staff reviewed a homeowner’s request to remove all violation fines. Homeowner has been out of compliance for over 1 year. **A motion to deny the request for fine removal was made by Joe Affinati, seconded by Jim Greene. Motion carried unanimously.**
- Other Business Brought Forth – None



- With there being no further business, the meeting adjourned at approximately 5:10 pm. **Meeting Adjourned unanimously.**

Next Meeting Date is – September 8th, 2020 at 3:00pm – Zoom Platform