



Vistoso Community Association
Board of Directors Meeting – August 27th, 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 Vice President Thompson, Treasure Lopez, Director Forte, Secretary Affinati, Director Hong, and Director Phillips. Also present with FirstService Residential was Colleen Holland, VCA General Manager; Susan Rodriguez, Vice President; Trenais Bryant, Assistant Community Manager; and Michell Alvarez, Administrative Assistant/Compliance Coordinator.
- II. **BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS** – President Sarah Nelson gave a brief update.
- III. **ADOPT QUALITFIED AGENDA ADDITIONS** –
 - 1) Board packet distribution (New Business) - **Motion by Director Phillips to approve the addition of this agenda item, second by Treasurer Lopez, motion passed unanimously.**
 - 2) Include correspondence that was received today (Governing Document Committee) - **Motion by Vice President Thompson to approve the addition of this agenda item, second by Director Forte, motion passed, 1 opposed.**
 - 3) Removal of agenda section entitled “As Brought Forth” on future agendas - **Motion by Vice President Thompson to approve the addition of this agenda item, second by Director Forte, motion passed unanimously.**
- IV. **INTRODUCTION OF BOARD AND GUESTS** – President Sarah Nelson introduced Steve Solomon and Jessica Hynd with the Town of Oro Valley.
- V. **REVIEW AND APPROVAL OF PREVIOUS BOARD MEETING** – General Session – **A motion was made by Vice President Thompson to approve the minutes and seconded by Director Forte. Motion passed unanimously.**
- VI. **CONSENT AGENDA ITEMS** –
 - a. **A motion by President Nelson to approve the General Session Minutes was approved by Director Forte and seconded by Vice President Thompson. Motion passed unanimously.**
 - b. Compliance Committee Results/Fines – Results were presented at the Executive Session meeting.
- VII. **TOWN OF ORO VALLEY REPRESENTATIVE** – Steve Solomon, an Oro Valley Councilmember gave a quick background description and a Town of Oro Valley update.
- VIII. **MANAGEMENT REPORT** – The first draft of the drainage inventory report has been received. There is still a long way to go. Michell Alvarez, the new Administrative Assistant/Compliance Coordinator was introduced. The Communications Committee is working alongside staff on a monthly basis. After seeking legal counsel, As Brought Forth is not applicable, nor appropriate as an agenda item. There will now be agenda items adopted or

removed at the beginning of the meeting. Richmond American has requested to turn over the neighborhood at Vistoso Crossing to the Vistoso Community Association. Currently working on the budget.

IX. FINANCIAL REPORT OF ASSOCIATION – Treasurer Lopez provided a financial overview for the month of July.

X. COMMITTEE/VENDOR REPORTS (2-Minute Limit)

- a. Architectural and Landscape Review Committee – Currently obtaining bids for the revamping of the lighting on Rancho Vistoso Boulevard. Common area wall project has commenced. Committee members are making an effort to inventory the neighborhood monuments, establishing what is in need of repair. A separate ad hoc committee is needed for the entry monuments. **A motion was made by Vice President Thompson to establish an ad hoc committee for the entry monuments of the association and to work within the guidelines of the reserve study, seconded by Treasurer Lopez. Motion carried unanimously.**
- b. Communications Committee – The Committee is encouraging residents to use the website and the Connect portal. The next newsletter will be released on September 4th.
- c. Compliance Committee – The Committee is currently looking at parking patrol companies. They have also approved the Fine Processes and Guidelines. **Motion by Secretary Affinati to adopt the revised Fine Process and Guidelines Policy, seconded by Vice President Thompson. Motion passed unanimously.**
- d. Finance Committee – The Committee is currently working on action plans, recouping missing builder assessments, VIVE, and Siena.
- e. Governing Documents Committee – Working on small projects and processes. Searching declarant documents. The September meeting has been postponed. Colleen Holland read the letter of resignation sent by member Paul Moffet.
- f. Nominating Committee – Will be reconvening in November of this year.
- g. Landscape Report – AAA Supervisor Hanna Delosantos provided an update for the community. There have been several irrigation breaks along Desert Fairways, as well as along Innovation Parkway. A main line on La Canada has been hit but is was quickly fixed. The pruning of trees off Rancho Vistoso Boulevard is now complete. North Moore Road street maintenance has commenced.
- h. Preserve Vistoso – The President, Michael Bilodeau presented an update. It was clarified that the Conservation Fund does donate. There will be an appraiser on site to appraise the property. Directed homeowners how to donate on the website.

XI. COVID 19 Current Status – It was noted that town parks will be reopening on Monday. **A motion was made by Vice President Thompson to open the item for discussion and additional clarification, seconded by Director Forte.** The attorney advises that there are several options, but that the decision is ultimately up to the Board. The riskiest is to open without any signage. The association does not have resources to clean surfaces on a regular basis. **The motion was amended by Vice President Thompson to pursue proper signage with legal counsel to review and then post signage on park amenities, with AAA to maintain as part of their park amenity maintenance, seconded by Director Forte.** Discussion then ensued with Dan Sturmon and Robert Feltes regarding the status of the parks at Center Pointe. **The motion was amended by Vice President Thompson to keep the amenities closed, draft proper language for the signage, for legal counsel to review and to post at the amenities that protect the association to the fullest extent possible, to include scheduled maintenance of signs by AAA, seconded by Director Forte, motion passed, 2 opposed.**

XII. Homeowner Forum – Bill Sugars acknowledged the new Board in addition to the following items: 1) commend change in legal counsel 2) non transparency regarding packet 3) intent is to recoup legal fees, provide board packet prior to meeting. Paul Moffet’s email was read.

XIII. Old Business – A quick update regarding the wall painting project was provided. Currently waiting on view fence information to notify homeowners. Homeowners are encouraged to paint their own walls.

The proposed Financial investment Policy was discussed, as there has not been such a policy in place for the VCA financial investments. **Motion by Treasurer Lopez to adopt the new policy excluding two items called out, seconded by Director Phillips, motion failed, 4 opposed. Motion by Director Phillips to remove the section allowing the board to deviate from the policy, motion died for lack of a second. Motion by Director Phillips to accept the proposed policy redlined by Carpenter Hazlewood, seconded by Vice President Thompson, Motion passed, 1 opposed.**

XIV. New Business – The association’s legal counsel was discussed as Jason Smith has left Carpenter Hazlewood. There are three options, one is to stay with Carpenter Hazlewood; two is to follow Jason Smith; three is to go out and search for new legal counsel. **A motion was made by Vice President Thompson to stay with Carpenter Hazlewood, contingent on the pricing of renewing the contract, seconded by Director Forte. Motion carried unanimously.**

XV. BOARD PACKET DISTRIBUTION DISCUSSION. The Board packet has several association documents in one place. Mark Sahl reviewed what is and isn’t acceptable to distribute as association documents. Proprietary information is to be respected. **Motion by Director Phillips sanitized version of the Board packet each meeting to disperse upon request, seconded by Treasurer Lopez, Motion failed, 4 opposed. Motion by Vice President Thompson to make it a general policy that the Board packet is not to be released and thus relieve the association of liability, with the exception to disperse particularly sanitized items, motion died for lack of a second. Motion by Vice President Thompson to not release the Board packet, seconded by Director Forte, Motion failed, 4 opposed. This item will be on the next Board General Session agenda.**

XVI. 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 (we have received approximately 30 emails since the last Board meeting). We received one email which will be addressed under COVID 19 Current Status section.

XVII. NEXT MEETING DATE – September 24th, 2020 – 5:30pm via Zoom platform

XVIII. ADJOURNMENT – A Motion to adjourn the meeting was made at 9:47pm. Motion carried unanimously.



Vistoso Community Association Board Member

10/7/2020
Date