

**Vistoso Community Association**  
Governing Documents Committee  
Organizational Meeting Minutes  
September 30, 2020 @ 4 PM  
(Via GotoMeeting)

- The organizational meeting was called at approximately 4 PM via - GotoMeeting . Members present were: Sarah Nelson, Dan Sturmon, Wendy Ehrlich (attorney), Bill Van Dam, and Rebecca Bowermaster.
- Committee Calendar Schedule – Chair Nelson noted it was one year since the committee attorney Wendy Ehrlich was employed to assist in the updating and reformatting of the Vistoso Community Association CC&Rs dated 1995. Mention was made that October 7 at 4 PM would be the next committee meeting.
- Assess working material and establish the Attorney’s direction - Chair Nelson reviewed the status of working materials that the attorney requested over the summer season. Attorney Ehrlich noted she has received all the tract information needed to begin CC&R document structuring. However, Attorney Ehrlich inquired on status of remaining Builders in the VCA boundaries, and a head count of non-gated communities not having an HOA Board. Chair Nelson volunteered to provide that information as well as provide a color-coded map showing all the known HOAs. Committee consensus was to have the Attorney Ehrlich begin a draft CC&R document, while the committee would develop a list of specific topics to be addressed in the draft document and would be finalized at the October 7 meeting.
- Evaluate Options to reduce 75% majority Vote Requirement - Chair Nelson reviewed the consent voting approach, which a specific voting period did not have to be defined. The consent approach allows the voting period to be extended until a 75% voting majority is achieved. Attorney Ehrlich proposed another option involving help from a District State Legislator to introduce a bill that standardizes a statewide HOA voting majority of 2/3rds (66%) for the Association. Chair Nelson did not know any area legislator that sponsor such a bill when the 2021 state session convenes.
- Reestablish Talking Points for the VCA Board & Sub-Association Representatives – Chair Nelson wanted to assess the progress of the talking points originally formulated to introduce proposed changes to the dated VCA-CC&Rs. The committee members felt the talking points should initially focus on a draft CC&R document to the VCA Board members with the intent of receiving feedback on subjects that should be addressed. Committee members felt more discussion was needed with First Service management staff at the October 7 meeting to insure accuracy of the sub-association contacts when talking points are developed for future presentations.
- Being no further topics to discuss, committee adjourned 5:15 PM.
- Next Meeting Date – October 7 at 4 PM.