



**Vistoso Community Association**  
**Governing Documents Committee – Wednesday, October 7, 2020**  
**945 W. Vistoso Highlands Drive**

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

Guests: Wendy Ehrlich, Attorney

Staff: Colleen Holland, General Manager

The meeting was called to order at approximately 4:03pm

- **Adopt Agenda** – *Motion by Bill Van Dam to adopt the existing agenda, seconded by Dan Sturmon, motion passed unanimously*
- **Meeting Minutes of 9/30/20 & 8/5/20** – *Motion by Dan Sturmon to approve the September 30<sup>th</sup> and August 5, 2020 committee minutes, seconded by Bill Van Dam, motion passed unanimously.*

**Old Business**

- **Sub Association Tract Declaration Research** - Reviewed the color community map for locations of all the subs and commercial lots are located.
- **2020/21 Governing Documents Committee Talking Points** - The immediate goal is to get a concise document and a much more simply way to break the VCA CC&R's is in 3-5 parts by use restriction, property class and type, i.e.:
  - 1) Commercial
  - 2) Residential
  - 3) BuildersWendy will draft what she is envisioning. *Motion by Bill Van Dam to authorize Wendy Ehrlich to proceed with a draft outline of a CC&R document, seconded by Dan Sturmon, motion passed unanimously.*

**New Business**

- **Discuss VCA Map – Sub HOA's** – We began to show Wendy where to locate all the subs and commercial property on our existing map.  
Colleen suggested that we pursue the creation of separate maps
  - 1) Common Area
  - 2) Sub Association Map
  - 3) Commercial lot map
  - 4) Overall General Map
  - 5) Etc.



Discussed utilizing the resources of Paul Oland at Paradigm. Sarah Nelson asked Colleen to earmark money in the 2021 VCA budget for the consulting and production fees for this project.

- **CC&R current/new VCA Board, homeowners and sub association boards and management companies' presentation draft** – Wendy suggested that by the end of December we have 2 documents to present to the VCA Board to get agreement on the process.  
\*Ensure that message is clear, concise and transparent from the Get-GO  
**New tools we have for presentations: Zoom and more communication via electronic avenues to reach homeowners with the message.**
- **As Brought Forth** – None

*A motion to adjourn at 5:30p.m. was made by Bill Van Dam, and seconded by Rebecca Bowermaster, motion carried unanimously.*

Next Meeting Date – Wednesday, November 4, 2020 – 4:00pm (committee members only) and November 19, 2020 – 11am with Wendy Ehrlich– both via Zoom Video & Audio



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

- 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.

