



**Vistoso Community Association**  
**Governing Documents Committee – Wednesday, April 14, 2021**  
**Via Zoom Videoconference**

Members present: Sarah Nelson, Chair, Committee Members: Dan Sturmon and Bill Van Dam  
Guests: Sheryl Forte, board member; Gayle Lopez, board member; Mark Stahl & Sami Farhat, legal counsel  
Staff: Britta Haywood, Interim General Manager

- I. Call to Order: The meeting was called to order at approximately 4:03 p.m.
- II. Adopt Agenda: Motion by Dan Sturmon to adopt the agenda, seconded by Bill Van Dam, motion passed unanimously.
- III. Meeting Minutes: Review and approve minutes for January 6, 2021. Motion by Dan Sturmon to approve the minutes, seconded by Bill Van Dam, motion passed unanimously.
- IV. Old Business: Review of Committee member, Dan Sturmon's, draft presentation. Review only, no action taken.
- V. New Business: Review of legal opinion letters presented by Carpenter & Hazlewood.
  - A. Annexation Rights – Legal opinion is that there are no current annexation rights. Annexation would require an amendment to the governing documents. No action taken.
  - B. Sub-Association Governing Documents – Legal opinion is that the Master must approval all of the sub-association CC&Rs and recommends drafting a policy to do so. No action taken.
  - C. Reduced Assessments for Developers – Legal opinion is that the reduced assessments for developers is still active/valid. Motion by Bill Van Dam to send the legal opinions to Wendy Ehrlich for opinion, seconded by Dan Sturmon, motion passed unanimously.
  - D. Declarant Rights – Legal opinion is that there are still architectural exemptions for the declarant. No action taken.
- VI. Adjournment: Motion by Bill Van Dam to adjourn at 4:56 p.m., seconded by Sarah Nelson, motion passed unanimously.

Next Meeting Date: May 5, 2021