

APPROVED

**Vistoso Community Association**  
**Governing Documents Committee – Wednesday, May 5, 2021**  
**Via Zoom Videoconference**

Members Present: Sarah Nelson, Chair, Committee Members: Dan Sturmon, Bill Van Dam, Ray Gans, Bob Mariani and Rebecca Bowerman Master  
Guest: Wendy Ehrlich, Esq., and Paul Oland  
Staff: Barbara Daoust, General Manager

- I. **Call to Order:** The meeting was called to order at approximately 4:01 p.m. Members of the committee introduced themselves.
- II. **Adopt Agenda:** Motion by Bob Mariani adopt the revised agenda, seconded by Dan Sturmon. Motion passed unanimously.
- III. **Meeting Minutes:** Motion to approve minutes of the April 14, 2021 meeting was made by Bill Van Dam, seconded by Dan Sturmon, and passed unanimously.
- IV. **Old Business**
  - A. **Review of Presentation:** Committee reviewed and discussed format of presentation. Purpose of project is to educate the Sub- Associations on the need to update the CC&Rs. Segments were assigned to committee members and further discussion will take place at the June meeting.
- V. **New Business:** Paul Oland from Paradigm reviewed the draft maps available. He will have the formal draft within the next week.
- VI. **Old Business Continue**
  - B. **Review of Legal Opinions:** Wendy Ehrlich agrees with Carpenter Hazelwood’s opinions. Three areas of focus: (1) ARC Approval – Currently there is a dual tier system. Does the master want to consider relinquishing control? (2) CC&R Enforcement – Does the Sub-Association take the lead on enforcement? (3) Sub- Association CC&R changes – Current practice that the master has not been reviewing changes. These items need further discussion.
- VII. **Adjournment:** The committee decided to continue to meet at 4:00pm on the first Wednesday of the month. A motion to adjourn the meeting at 5:44pm was made by Bill Van Dam, seconded by Sarah Nelson. Motion passed unanimously.

Next Meeting Date: June 2, 2021