

APPROVED

Vistoso Community Association
Governing Documents Committee Meeting Minutes – Wednesday, October 6, 2021
Via Zoom Videoconference

Members Present: Sarah Nelson, Chair, Committee Members: Dan Sturmon, Ray Gans, Bob Mariani and Bill Van Dam
Absent: Rebecca Bowermaster
Staff: Barbara Daoust, General Manager

I. Call to Order: The meeting was called to order at 4:00 p.m.

Adopt the Agenda

Motion was made by Dan Sturmon and seconded by Bob Mariani to adopt the agenda as presented. Motion carried unanimously.

II. Meeting Minutes

Motion to approve the September 1, 2021 meeting minutes as presented was made by Bill Van Dam, seconded by Dan Sturmon, and passed unanimously.

III. Old Business

Discussion on Presentation Slides/Script

The committee reviewed the updated slides and requested management to confirm numbers for homes/condos, commercial parcels, and sub-associations on slide 3. The committee discussed language changes on slides 3, 4, 5, 6 and 7. A suggestion was made to develop a few questions to be used by the committee during the presentation to encourage participation from the members. Primary focus on the presentation will be members or sub-association board. The committee consensus was to conduct a trial run with the ALRC at their scheduled meeting on October 13. Management will coordinate the presentation between the committees. Clarification was provided that the sample copy of the CC&Rs completed by Wendy Ehrlich has not been vetted and additional work needs to be done on them.

Individual Parcels Billings in Large Centers

Currently the association attorney is researching ten commercial parcel accounts to validate assessment amounts. They should be presenting their findings at the end of October to the board.

Annexation & Declarant Rights Project Update

Lynn Krupnik from the law firm of Krupnik & Speas has been engaged to research and verify annexation of properties within Vistoso Community and determine declarant rights of current builders. Management and the law firm team met to review the scope of the project.

IV. New Business

None discussed.

V. Adjournment: The meeting adjourned at 5:19 p.m.

Next Meeting Date: November 3, 2021 at 4:00pm.