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Vistoso Community Association
Governing Documents Committee Meeting Minutes – Wednesday, November 3, 2021
Via Zoom Videoconference

Members Present: Sarah Nelson, Chair, Committee Members: Dan Sturmon, Ray Gans (joined at 4:38pm), 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

The topic of “Recommendations to the Board” was added to the agenda under New Business.
Motion was made by Dan Sturmon and seconded by Bob Mariani to adopt the agenda as amended. Motion carried unanimously.

II. Meeting Minutes

Motion to approve the October 5, 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 consensus of the committee on the current slides/script is that they match, are concise and allow conversational growth depending on what committee member is presenting. The committee agreed to focus on developing questions for FAQ so they will be prepared to diffuse any doubt or negative perceptions.

Disappointment was expressed on the lack of feedback from the ALRC. Sarah Nelson did follow up with the ALRC chair and she found it to be concise and easy to follow.

Presentation Date Set for Sub-Association

Bill Van Dam mentioned he has an opportunity to present to the Vistoso Hills board.

The committee discussed and agreed to keep a record of who they meet with and when.

Individual Parcels Billings in Large Centers

The association attorney did validate the FirstService Residential calculations for the 10 accounts reviewed by the attorney. However, there is a difference between what is being assess and the calculation. It has been recommended that the association conduct a survey on 6 of the accounts. Management is in the process of soliciting proposals.

Annexation & Declarant Rights Project Update

Krupnik & Speas has requested a copy of the original survey completed of Rancho Vistoso. Management did contact John Wise of WLB and has not been successful in locating it. A request has been made of Krupnik & Speas to identify the scope of work needed and an estimate on the cost. Management will follow up with Lynn Krupnik for a status.

IV. New Business

Recommendations to the Board

The committee discussed the consent agenda and the threshold percent of votes required to change the CC&Rs. It was suggested that the committee have a meeting with the board to receive

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their vote of confidence on these details. Further discussion ensued on requesting Wendy Ehrlich to provide a clean copy of the document with lowering the percent for amendment changes. It was agreed that the committee will wait until they meet with the board before scheduling meetings with sub-associations. They decided to use their next meeting on December 1, 2021 to meet with the board and request Wendy Ehrlich presence to discuss these points.

V. Adjournment: The meeting adjourned at 4:59p.m.

Next Meeting Date: December 1, 2021 at 4:00pm.