

APPROVED

**Vistoso Community Association**  
**Governing Documents Committee Meeting Minutes – Wednesday, September 1, 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 Bob Mariani and seconded by Ray Gans to adopt the agenda as presented. Motion carried unanimously.*

**II. Meeting Minutes**

*Motion to approve the August 4, 2021 meeting minutes as presented was made by Dan Sturmon, seconded by Bob Mariani, and passed unanimously.*

**III. Old Business**

**Discussion on Presentation Slides/Script**

The committee's consensus is a sense of urgency to move forward with this project. The presentation should emphasize that the current CC&Rs are not readable and follow current federal and state statutes. They are too old and complicated.

In response to a question regarding a sample copy of CC&Rs, Sarah Nelson sent out a draft copy completed by Wendy Ehrlich to the committee members and management.

The committee members discussed the slide order of the presentation. Focus is on why the CC&RS need to be changed, the basic benefits and the call to action.

Members of the committee will meet on September 7 and 9 at 2:00pm via zoom to work on the slides and script.

**Individual Parcels Billings in Large Centers**

Paul Oland's spreadsheet on the commercial parcels was forward to John Boggs at FirstService Residential for review. These are the same questions on the commercial lots that were identified from Butler Hansen conducting the 2019 audit. It seems parcels have been combined on some accounts but there is no information from the prior management records to what parcels have been combined as well as what some of the assessment amounts are based on. Since FirstService Residential has exhausted their resources on this project the board has agreed to have the top 10 accounts forward to the association attorney to research.

**Annexation & Declarant Rights Project Update**

The board has engaged Lynn Krupnik from the law firm of Krupnik & Speas to research and verify annexation of properties within Vistoso Community and determine declarant rights of current builders.

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**IV. New Business**

**Short Term Leases**

The committee reviewed the proposed policy drafted by Jim Greene. Discussion ensued on the possibility of creating a rule to have homeowners register their tenants and what benefits in the collection of the information. The committee decided to place this topic on hold.

**V. Adjournment:** The meeting adjourned at 5:20 p.m.

Next Meeting Date: October 6, 2021 at 4:00pm.