

APPROVED

**Vistoso Community Association**  
**Governing Documents Committee Meeting Minutes – Wednesday, January 5, 2022**  
**Via Zoom Videoconference**

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

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

**II. Adopt the Agenda**

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

**III. Meeting Minutes**

*Motion to approve the December 6, 2021, meeting minutes as amended was made by Bill Van Dam, seconded by Dan Sturmon, and passed unanimously.*

**IV. Old Business**

**Finalized Next Steps on the CC&R Project to be Presented to the Board for Approval**

The committee discussed requesting approval/support from the board on the following items:

- (1) Written consent process rather than traditional voting to get membership approval.
- (2) Adopt the amended & restating CC&Rs with the 75% approval requirement.
- (3) Change the 75% amendment requirement to a simple majority.
- (4) Utilization of outside resource, PR or HOA consultant to develop a scope of work.
- (5) Authorize use of updated CC&R slide presentation.

The committee also discussed developing a timeline to accomplish the project and a budget estimate. There was a consensus among the committee on hiring an outside firm to assist in creating a Request For Proposal to solicit bids for a PR plan. Bill Van Dam volunteered to put the slide presentation together for the board meeting scheduled for January 27, 2022.

**V. Adjournment:** The meeting adjourned at 4:45 p.m.

Next Meeting Date: February 2, 2022, at 4:00pm.