

Thursday, May 26, 2022 beginning at 5:30 P.M. Meeting platform via Video & Audio Conferencing

Homeowners are encouraged to join Zoom Meeting at

https://us02web.zoom.us/j/8445866556

Meeting ID: 844 586 6556

Questions can also be submitted in advance at AskVCA@ranchovistosohoa.com

> General Session Call to Order at 5:30 p.m. ◆

- I. Board President Announcements and Remarks Gayle Lopez
- II. Roll Call and Adopt Agenda
- III. Review and Approval of Minutes of Previous Board Meetings
- IV. Consent Agenda Items
 - A. Ratify the Approval of the Executive Session Minutes April 27, 2022
 - **B.** Ratify the Approval of the Compliance Committee Results/Fines for May 2022 Results were presented at Executive Session meeting.
 - **C.** Ratify the Approval of Fee Waivers for May 2022 Recommendations were presented at the Executive Session.
 - **D.** Ratify Decision on Variance Request for May 2022 Board reviewed and discussed at Executive Sesson Meeting
- V. Homeowner Forum Please state your name and address in VCA (3 minute limit per person)
- VI. Reports (2-minute limit)
 - **A. Manager Report** The General Manager will provide a brief update on the status of community.
 - **B. Financial Report of the Association** David Light, Treasurer
 - 1. Separate Siena from Master Association Reserve Study
 - C. Landscape Report AAA Landscaping Hanna Delosantos
 - **D. Preserve Vistoso Report** Written report has been posted on website.
 - E. Project Administration Report Anthony Martin, FirstService Residential
 - 1. Parcel Turnover Valley Vista & Altera
 - 2. Bridal Veil
 - 3. 27 Mile Erosion Project
 - 4. Basketball Proposal Increase for Sunset Ridge Park

- **VII. Committee Reports** (Written reports have been submitted and are posted on the VCA website for review.)
 - A. Architectural and Landscaping Review Committee
 - B. Communications Committee
 - C. Compliance Committee
 - D. Finance Committee
 - E. Governing Documents Committee
 - F. Nomination Committee Report (No report at this time.)
 - **G.** Parks & Landscaping Committee

VIII. Old Business

- A. Replace Park Furniture Jonathan Cooper
- **B. VCA Office Space**
- IX. New Business
 - A. Remove and Replace Trees at Hohokam Park Proposal \$8,403
- X. Next Meeting The next General Session is tentatively scheduled for Thursday, June 30, 2022 at 5:30 p.m. via Zoom.
- XI. Adjournment



Board of Directors Meeting – April 28, 2022 Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Gayle Lopez, President; Matt Wood, Vice President; David Light, Treasurer; Dan Sturmon,

Secretary; Joe Affinati, Director; Carl Buchwald, Director and Robert Feltes, Director

GUEST: Hanna Delosantos, AAA Landscape

FIRST SERVICE RESIDENTIAL: Barbara Daoust, General Manager; Priscilla Harris, Assistant Community Manager and Anthony Martin, Project Administration Manager

I. CALL TO ORDER - The meeting was called to order by Gayle Lopez at 5:30 p.m.

II. ADOPT AGENDA

One topic was added to the agenda under New Business, D. Old Office Electronic Equipment and the topic Wildlife Ridge Park Request was moved up on the agenda under "Homeowner Forum" for discussion.

A motion was made by Matt Wood to approve the agenda as amended, seconded by Dan Sturmon. Motion passed unanimously.

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Dan Sturmon and seconded by Carl Buchwald to approve the February 24, 2022, March 24, 2022, with one amendment, April 1, 2022, and April 11, 2022, meeting minutes.

In the March 24, 2022, minutes the vote for the Treasurer's appointment was changed to "The motion was approved with six votes in favor and one opposing vote casted by Joe Affinati".

The motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: February 23, 2022, March 23, 2022, and April 11, 2022
- B. Ratify the Approval of the Compliance Committee Results/Fines for April 2022 Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for April 2022- Recommendations were presented at the Executive Session.

A motion was made by Matt Wood, seconded by Dan Sturmon to approve the consent agenda items A-C. The motion carried with 5 votes in favor and two votes casted by David Light and Robert Feltes approving Items B and C and the April 11, 2022, minutes and abstaining from the February 23, 2022, and March 23, 2022, meeting minutes.

V. HOMEOWNER FORUM

- ➤ Homeowner of 1235 W Varese Way expressed concern about parking patrol contractor touring her neighborhood in recent weeks.
- Family of 2389 E Vistoso Village Place made a plead for consideration to install a basketball court at Big Wash Park.

VI. Wildlife Ridge Park Request

The board reviewed and discussed Painted Sky Elementary School request to reserve the ramada at Wildlife Ridge Park for their 5th grade celebration on May 19 from 8:00am until 12:00pm. Both the association insurance broker and attorney advised that the board should request a certificate of insurance naming VCA as an additional insured prior to the event taking place.

A motion was made by Carl Buchwald and seconded by Matt Wood to consider the request by the school. The motion was amended by Carl Buchwald and seconded by Matt Wood to approve the reservation request made by Painted Sky Elementary school with the stipulation that a certificate of insurance naming Vistoso Community Association as an additional insured is received two days prior to the event and all trash is removed from the park that does not fit in the receptacles. Motion was approved unanimously.

VII. REPORTS

- A. **Management Report –** Management reported on the following topics:
- PRVB Street Lights At the February 24, 2022, meeting, the board requested Chris Monrad from Monrad Engineering for a proposal to address the current non-functional street fixtures along with replacing the existing wiring, cleaning out and upgrading the wiring within the respective poles and clean out the pull boxes of dirt and debris from rodent infestation. The proposal will include bid preparation to develop a computer model for a demonstration project to assess the best fit for improving lighting along RVB and to assist during the bidding and construction phases of the project. The board will be reviewing and considering Mr. Monrad's proposal at the May 4 open meeting.
- **Capital Projects -** Proposals have been solicited for the following projects:
- Painting- metal surfaces, light poles, tennis court fences at Hohokam Park; fence & rails at Eagle Summit monument; Bell Tower; wall & rails at Vistoso Highland and Stone Village
- Basketball court refurbishment at Sunset Ridge Park
- Playground shades at Wildlife Ridge, Torreno, Hohokam and Sunset Ridge Parks
- Playground Surface Replacement at Hohokam and Wildlife Parks
- Furniture Replacement at Big Wash Park, Lost Coyote Trail behind Horizons & Vistoso Heights, Lost Coyote Trail behind Mesquite Crest & Reflections, Wildlife Ridge Park, Sunset Ridge Park, Woodshade Trail The board will be reviewing and discussing the bids at the May 4 meeting at 5:30pm.
- ➤ Wildlife Fencing Project At the annual meeting Paul Keesler, Public Works Director/Town Engineer announced that the Town of Oro Valley (TOV) had to rebid the General Contracting portion of the project out. The association is waiting on a start date for the project and will provide notice once we receive confirmation from TOV.
- Committee Volunteers At tonight's meeting the board will be appointing committee members to the ALRC, Compliance, Communications, Finance, Governing Documents and Park & Landscaping.
- ➤ Onsite Office The committee has narrowed down the search to two possible locations. They will be sharing their findings later this evening.
- Moore Loop Road Park Representatives of the board, Park & Landscape Committee and management met with Mattamy to discuss the drainage issue that encompasses the playground and the grass area adjacent to the playgrounds. Mattamy has presented a drainage plan to address these areas to the Town of Oro Valley. Once the design is approved, they will begin to remediate the problem.
- Erosion Projects
- The Greenway Channel located at N. Vistoso Park Road has been completed.
- AAA Landscape has commenced with the repairs to the drainage area located at Sunset Ridge Park the week of April 11, 2022.
- Engineer Tracy Bogardus is currently compiling the hydrologic data for the Bridal Veil site. He has reached out to the soils engineer for investigation and set up a meeting with the Town of Oro Valley for input. Project Manager Anthony Martin will provide an update on the progress of this project later in the meeting.

- The board will be reviewing a proposal for the project management portion of the 27 Mile erosion project at this meeting.
- Community Event Come join us on Saturday, April 30 from 9:00am-12:00pm to meet the board members, AAA Landscape Oro Valley Police and Golder Ranch Fire Department. Wow Wow Lemonade will be providing refreshments. VCA staff will be available to assist you in setting up E-statements and Click Pay. The event will be held at Vistoso Community Association Office located at 945 W Vistoso Highlands Drive.
 - B. **Financial Report of the Association** Board Treasurer David Light provided a written report on the March 2022 Financial Statements.

A motion was made by Gayle Lopez and seconded by Dan Sturmon to accept the March 2022 financial reports. Motion passed unanimously.

Management will follow up with RBC Wealth Management on the requested reports.

1. Separate Siena from Master Association Reserve Study

The board discussed excluding Siena from the Master Association Reserve Study for 2023. David Light provided a written summary on this topic.

A motion was made to approve separating Siena from the Master Association Reserve Study and not having a 2023 update for Siena. Motion failed with two in favor and five opposing votes casted by Matt Wood, Dan Sturmon, Joe Affinati, Carl Buchwald, and Robert Feltes.

- C. Landscape Report Hanna Delosantos from AAA Landscape reported on the following topics:
- > Weekly seasonal turf irrigation adjustment to accommodate winter rye until turf transitions
- > Drip irrigation seasonal schedule adjusted
- Replacement of 6 valves at Vistoso Crossing due to system being inactive
- Completed two irrigation main line repairs
- Dormant turf being prepared to come out of dormancy
- Preemergent has been completed for the community
- Post emergent is now in full swing.
- Mesquite Crest wall clearance along WAPE Trail has been completed.
- D. **Project Administration & Proposals** Anthony Martin from FirstService Residential reported on the following projects:
- > Greenway Channel has been completed.
- ➤ Valley Vista Turnover Waiting on Town of Oro Valley approval to have Pulte commence with the repairs.
- Altera Turnover Mattamy revised the drainage plan after the meeting with Association representatives on March 2. They are waiting for Town approval on the design.
 - As for the park handrail, the town did confirm that there is no requirement for a rail in this area. The project manager will get a cost for installing a handrail in this location.
- > Sunset Park Erosion Project The final inspection is scheduled next week.
- ➤ **Bridal Veil Erosion Project** The engineer, Tracy Bogardus is compiling the hydrologic data for the location and will be meeting the soil engineer on site.

VIII. COMMITTEE REPORTS

Committee Chairs provided written reports prior to the meeting and copies are distributed to the board and members for review.

- A. **Architectural and Landscape Review Committee** It was suggested that the association take a proactive role with builders that are still developing sections of the community.
- B. **Communication Committee** No questions
- C. Compliance Committee No questions
- D. **Finance Committee** No report
- E. Nominating Committee No report
- F. Governing Documents Committee No questions

G. Parks & Landscape Committee – No questions

IX. **OLD BUSINESS**

A. Cyber Insurance Coverage

The board reviewed and discussed the need and cost of the cyber insurance coverage included in the association's policy. The consensus of the board was to have the coverage included.

B. VCA Office Space

The board discussed the office locations at 1171 E Rancho Vistoso Blvd. and 12475 N Rancho Vistoso Blvd. Director Robert Feltes announced he will be recusing himself from discussion and voting on this topic since he has a relationship of employment with one of the owners of the properties being considered.

A motion was made by Matt Wood and seconded by Carl Buchwald to authorized Matt Wood, Carl Buchwald, and the General Manager to enter negotiations with the two landlords and bring the results back to the board for consideration. Motion carried with six votes in favor.

X. **NEW BUSINESS**

A. Committee Charters

The board reviewed and discussed the Committee Charters.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the revised charter as presented.

The motion was amended by Matt Wood and seconded by Dan Sturmon to change the revised language to "it is desirable that the committee will be comprised of an odd number...". Motion passed unanimously.

B. Appointment of Committee Members

A motion to approve the appointment of the committee members for the ALRC, Communications, Compliance, Governing Documents, Parks & Landscape Committees was made by Matt Wood and seconded by Dan Sturmon. Motion was unanimously approved.

C. Old Office Electronic Equipment

Vice President Matt Wood and Jim Dobbin inspected the old electronic equipment in the VCA office and determined it has no valve and should be disposed of properly.

A motion was made by Matt Wood and seconded by Dan Sturmon to authorize the disposal of the old office equipment in a proper manner. Motion passed unanimously.

- XI. **REVIEW OF CORRESPONDENCE** – The board reviewed and discussed the homeowner correspondence received. A. Siena Flag Request – The board reviewed the homeowner's request, and no action was taken since there was no further support for the project.
 - B. CC&R Amendment Change Suggestion No action needed.
- XII. NEXT MEETING DATE – The next open session meeting is scheduled for Wednesday, May 4, 2022, at 5:30p.m. via zoom.
- XIII. ADJOURNMENT - Motion made by Dan Sturmon, seconded by Matt Wood to adjourn the meeting at 7:12p.m.

Date
)



Board of Directors Meeting – May 4, 2022 Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Gayle Lopez, President; Matt Wood, Vice President; David Light, Treasurer; Dan Sturmon,

Secretary; Joe Affinati, Director and Carl Buchwald, Director

Absent: Robert Feltes, Director

GUEST: Jonathan Cooper, Third Degree Recreation

FIRST SERVICE RESIDENTIAL: Barbara Daoust, General Manager, Priscilla Harris, Assistant Community Manager and

Anthony Martin, Project Administration Manager

I. CALL TO ORDER - The meeting was called to order by Gayle Lopez at 5:30 p.m.

II. ADOPT AGENDA

Two topics were added to the agenda under New Business, I. Desert Willow Tree Removal Proposal and J. VCA Office Space which was moved up on the agenda under Adopt Agenda for discussion.

A motion was made by Matt Wood to approve the agenda as amended, seconded by Carl Buchwald. Motion passed unanimously.

III. VCA OFFICE SPACE

Matt Wood and Carl Buchwald presented their findings from their investigation of the properties at 1171 E Rancho Vistoso Blvd. and 12475 N Rancho Vistoso Blvd. The board discussed costs, space, floor plans and conditions. Board discussed whether additional information or a real estate professional is necessary at this point. Also mentioned was having FirstService Residential move their Tucson Office closer to Rancho Vistoso. A motion was made by Gayle Lopez and seconded by Joe Affinati that since the numbers were insufficient to table further discussion and get professional help. The motion failed with two votes in favor and four opposing votes casted by Matt Wood, David Light, Carl Buchwald, and Dan Sturmon.

A motion was made by Carl Buchwald and seconded by Matt Wood to move to lease from Masterpieces at 1171 E Rancho Vistoso Blvd. Motion passed with four in favor and two opposing votes from Joe Affinati and Gayle Lopez.

IV. REVIEW AND DISCUSSION OF PROPOSALS

A. Wall Maintenance and Paint Responsibilities for Vistoso Highlands I & Stone Village

The board reviewed the Carpenter Hazlewood Proposal (\$2,500 -\$3,500 plus title company expenses) to determine the responsibility of the exterior walls adjacent to VCA common area for sub-associations, Vistoso Highlands I and Stone Village.

A motion was made by Gayle Lopez and seconded by David Light to approve Carpenter Hazlewood research and determine the responsibility of the exterior walls adjacent to VCA common area for Vistoso Highlands I and Stone Village. Motion unanimously passed.

B. Basketball Court Reburnish at Sunset Ridge Park

Anthony Martin presented the three bids submitted by Apex (\$15,657), General Acrylics (\$9,628) and Third Degree Recreation (\$12,800) for the basketball project at Sunset Ridge Park.

A motion to approve the proposal from General Acrylics was made by Matt Wood and seconded by Gayle Lopez. Motion was unanimously approved.

C. Painting

It was suggested to table this project until the board has received legal counsel opinion on wall responsibilities. A motion was made by Matt Wood and seconded by David Light to table this project. Motion passed unanimously.

D. 27 Mile Erosion Project Management Proposal

The board discussed the project management proposal for the 27 Mile project.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the FirstService Residential management portion of the 27 Mile erosion project. Motion carried unanimously.

E. Shade Sails Replacement

Jonathan Cooper from Third Degree Recreation presented the three proposals from Apollo Sunguard, Shade-n-Net and USA Shade to replace park shade sails at Hohokam, Sunset Ridge, Torreno and Wildlife Ridge Parks.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Apollo Sunguard proposal (\$65,213) to replace a total of 15 shade sails. Motion was unanimously approved.

F. Playground Surface Replacement

Jonathan Cooper discussed with the board the playground surface replacement at Hohokam and Wildlife Ridge Parks.

A motion was made by Matt Wood and seconded by David Light to accept the playground surface replacement proposals for Hohokam Park (\$7,500) and Wildlife Ridge Park (\$4,000). Motion approved unanimously.

G. Replace Park Furniture

Management will check on the reserve component numbers and suggested to table topic until the May 26, 2022 meeting.

Motion to table the topic until the May 26, 2022, meeting was made by Matt Wood and seconded by Carl Buchwald. Motion carried.

Note: David Light left the meeting at 7:07pm.

H. Street Lighting Engineering Proposal

General Manager Barbara Daoust presented the street lighting engineer proposal submitted by Christian Monrad from Monrad Engineering.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Monrad Engineering proposal to address non-functional street fixtures, bid preparation to develop a demonstration project to assess the best fit for improving lighting along Rancho Vistoso Blvd. and to assist in the bidding and construction phases of the project. Motion was unanimously approved.

I. Desert Willow Tree Removal

The board reviewed and discussed the AAA Landscape proposal to remove a Desert Willow tree that is causing damaged to the shared wall located behind 12837 N Desert Olive Dr. The cost of the project is \$1,310. Both the Parks & Landscape and the Finance Committees reviewed the estimate and recommends to the board to move forward on the project.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the AAA Landscape proposal to remove the tree. Motion passed unanimously.

- **IV. NEXT MEETING DATE** The next open session meeting is scheduled for Thursday, May 26, 2022, at 5:30p.m. via zoom.
- V. ADJOURNMENT Motion made by Carl Buchwald, seconded by Matt Wood to adjourn the meeting at 7:13 p.m. Motion carried unanimously.

7. <u></u> 0 p		
Vistoso Community Association Secretary	Date	



Management Report May 2022

For the Month of April 2022

Arc Submittals: 60

Denied: 5

Approved with Stipulations: 45

Resale Inspections: 70

Work orders Received: 17 Currently Open: 19

Walk-ins: 28

Calls: 354 (handled by site staff) 409 (handled by call center)

Tennis keys processed New: 7 Exchange: 4

Violations- New: 83

Parking is still the top issue cited. Total number of open violations: 327

Click Pay Sign up: 6 e-Statements: 1

RVB Street Lights

The proposal from Monrad Engineering has been approved by the board to address the non-functional street fixtures along Rancho Vistoso Blvd which includes bid preparation to develop a computer model for a demonstration project to assess the best fit for improving lighting along RVB and to assist during the bidding and construction phases of the project.

Playground Shades

At the May 4, 2022, board meeting the board approved the purchase of shade sails for Wildlife Ridge, Torreno, Hohokam and Sunset Ridge Parks. Third Degree Recreation has ordered them and are expected to arrive within 6 to 8 weeks.

At Big Wash Park, the playground shade sail was vandalized. This was reported to TOV Police Department as well as the broken tennis court lock at Hohokam Park. Management has requested a quote to replace one of the sails and requested Roadrunner to assess the damage done to the new lock system.

Playground Surface Replacement

Also, at the May 4, 2022, meeting the board approved to replace the playground surface at Hohokam and Sunset Ridge Parks. Third Degree Recreation has ordered the material for the project.



Basketball Court Refurnish

The board will be reconsidering the proposal from General Acrylics that was approved on May 4, 2022, due to a price increase on materials.

Park Furniture Replacement

At the May 26 meeting the board will be considering bids to replace benches, picnic tables, trash cans and barbecue grills at Big Wash, Sunset Ridge, Wildlife Ridge Parks and Lost Coyote & Woodshade Trails.

Wildlife Fencing Project

There has been a delay in the construction of the Wildlife Fence and Gate project. The Town of Oro Valley (TOV) did bid the project and the contractor was identified. Since the bid exceeded the allocated funding, additional funds are being requested to cover the scope of the project. TOV expects to have the contract signed by the end of this month and work will take approximately 3 months to be completed.

Onsite Office

At the last meeting the committee was authorized by the board to enter in lease negotiations with the owner of 12475 E Rancho Vistoso Blvd. They will be providing an update at the May 26, 2022, meeting.

Main Line Irrigation Leak

AAA Landscape is in the process of repairing a main line irrigation leak at the corner of Innovation and RVB. This project has been challenging since the original installation runs under the berm near the funeral home. The system services the center islands and the Oracle Monument and is being redirected.

Moore Loop Road Park

Representatives of the board, Park & Landscape Committee and management met with Mattamy to discuss the drainage issue that encompasses the playground and the grass area adjacent to the playgrounds. Mattamy has presented a drainage plan to address these areas to the Town of Oro Valley. Once the design is approved, they will begin to remediate the problem.

Erosion Projects

- Sunset Ridge erosion project located on the south edge of the park has been completed and inspected.
- Engineer Tracy Bogardus has met with the Town of Oro Valley Engineers to review the design concept. Anthony Martin will be addressing the details on this project at the May 26 meeting. His written report is posted on the website as part of the resident packet for this meeting.
- The board approved the project management proposal to address the erosion at 27 Mile.

Community Event

About 80 participants attended the Spring into Summer event held on Saturday, April 30 from 9:00am-12:00pm. Community members were able to meet board members, AAA Landscape, Oro Valley Police, Golder Ranch Fire Department and Preserve Vistoso. Refreshments were served by Wow Lemonade. VCA staff assisted members in setting up E-statements and Click Pay. This event was sponsor by AAA Landscape.



Old Office Equipment

As per the board's direction management disposed of old office electronic equipment. The donation was made to "Keeper of the Grumper Foundation" that benefits youth leadership programs.

Vistoso Community Association Board of Directors Meeting, *May 26th*, *2022*Treasurer's Report

I have reviewed the VCA financial statements as of *April 30, 2022*, including the monthly Checkbook Register reports, all of the association's bank statements with their associated monthly reconciliation reports, the Cash Flow statement, the AR Aging Reports and its Delinquency Report, the Trial Balance Report, the General Ledger Reports, the Fund Balance Sheets, the monthly Budget Comparison Reports, daily invoice approvals, and the monthly Income & Expense Statements. I noticed no irregularities.

1. Balance Sheet.

- **a. Operating Fund Balance.** At \$1,311,519, the fund is about \$40K more than the previous month's ending balance. With monthly expenses averaging just under \$200K, this represents significantly more than an adequate cushion to protect against surprise expenditures or unanticipated delayed revenues. (For an association our size, two times the average monthly expenses is considered an adequate cushion.)
- **b. Reserve Fund Balance.** The reserve fund ending balance is \$2,974,158. The year's fund balance started with 72.8 percent of full funding, which is just enough to be considered as a "low risk of a special assessment". With a budgeted annual contribution to the fund of \$700K (\$52K more than was advised by this year's reserve study), the study's projected drop to 69.6% of full funding next year, which would slip the fund down into the "medium risk of a special assessment" category, may be avoided.
- **c. Liquidity.** The Operating Fund has two main components: a cash account of just under \$725.5K, and a savings account of just under \$607K—both readily available to cover expenses. (\$20K is currently owed to the reserve fund from the operating fund.)
- **2. Accounts Receivable.** Receivables, net of the allowance for doubtful accounts, is \$221,082, which is close to the average for the third month of the quarter.

3. Operating Fund Income Statement.

- **a. Revenue.** Total income for the month was \$181,097, which was about \$8.6K over budget. The year-to-date total is \$712,567, which is \$22.4K over budget. Member assessments and builder assessments comprise almost all of the overage.
- b. Expenses. Total expenses for the month were \$190,352—about \$2.5K under budget, but the budget for the month was a loss of a just over \$20.3K, so, while the bottom line was about \$11K better than budgeted, it still was a net loss of nearly \$9.3K. Net income, YTD, was a loss of \$56,886, but \$40.4K better than budgeted. Accounts of note include Printing/Postage (\$7.4K over, YTD), Landscape Contract (\$31.3K over, YTD), Tree Trimming/Removal (\$12.3K over), and Janitorial (\$4.9K over). On the plus side were Bad Debt (\$12.9K under) and Water/Sewer (\$14.4K under). Landscaping is our largest cost, at 57% of total expenses.

4. Reserve Fund.

- **a. Revenue.** As budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$58,333 (\$700K for the year).
- **b. Expenditures.** The primary expense YTD has been for drainage repair projects costing \$85,332. The annual budget for the fund is \$991,307.
- c. Investment Portfolio. We currently have in the reserve fund just under \$3 million invested in a series of money market accounts (approximately \$1.9M), and a professionally managed (by RBC) bond portfolio of \$1,010,033, which is down nearly \$30K from last month. This portfolio of investment grade bonds has been dropping in value over the last ten months due mostly to the decrease in bond values as interest rates increase, and as the result of approximately \$11K annually in portfolio management fees. This situation has become a priority for the Finance Committee, which will recommend changes next month.

5. Siena

a. Overall financial condition. At more than \$18.3K, the operating fund has recovered. The reserve fund, at \$185K, is at just over 80% of full funding—very adequate. Net income is overbudget by \$700 YTD.



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 04/30/2022

725,495.92	
596,850.40	
10,005.70	
(20,833.00)	
	4 244 540 02
	1,311,519.02
20,833.00	
1,010,033.36	
8,034.26	
248,907.38	
249,155.70	
242,255.05	
249,118.80	
178,204.31	
248,825.22	
248,453.30	
263,667.94	
6,670.39	
	2,974,158.71
303.591.97	
·	
(34,401.61)	
	221,081.55
	·
333.40	
	30,206.65
	4,536,965.93
	596,850.40 10,005.70 (20,833.00)



347 VISTOSO COMMUNITY ASSOCIATION BALANCE SHEET 04/30/2022

LIABILITIES & EQUITY		
LIABILITIES ACCOUNTS BAYABLE	22 800 80	
ACCOUNTS PAYABLE ACCRUED EXPENSES	22,899.89 57,410.43	
PREPAID ASSESSMENTS	170,727.55	
REFUNDABLE DEPOSIT	7,950.00	
UNEARNED REVENUE	445,877.26	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	30,042.00	
TOTAL LIABILITIES		755,313.75
RESERVE		
ACCUMULATED GENERAL	2,889,852.15	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	84,306.56	
TOTAL RESERVE		2,974,158.71
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	864,379.72	
CURRENT YEAR RESERVE EQUITY	(84,306.56)	
CURRENT SURPLUS/(DEFICIT)	27,420.31	
TOTAL SURPLUS/(DEFICIT)		807,493.47
TOTAL LIABILITIES & EQUITY		4,536,965.93
TOTAL LIABILITIES & EQUITY		4,536,965.93



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 04/30/2022

	OUDDENT DEDICE	********			********	\/E45.T0.D4TE	*******	
ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUA BUDGE
				INCOME				
157,119	152,853	4,266	4000	ASSESSMENT INCOME	624,450	611,412	13,038	1,834,240
58,932	58,932	0	4001	COMMERCIAL DUES	235,730	235,728	2	707,189
97	175	(78)	4030	INTEREST INCOME	399	700	(301)	2,100
331	1,417	(1,086)	4050	COLLECTION COST REIMBURSEMENT	2,643	5,668	(3,025)	17,000
0	250	(250)	4050FR	FILE REVIEW FEE	750	1,000	(250)	3,000
48 0	58 292	(11) (292)	4050MU 4050RR	MONITOR TRUSTEE SALE FILE TRANSFER FEES	95 0	232 1,168	(137) (1,168)	700 3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	1,100	(1,168)	500
209	0	209	4055	RECOVERY-COLLECTION	658	0	658	000
5,327	2,500	2,827	4070	LATE FEE INCOME	11,079	10,000	1,079	30,000
350	58	292	4075	NSF FEE	630	232	398	700
6,887	9,547	(2,660)	4205	BUILDER ASSESSMENT	46,367	38,188	8,179	114,560
1,940	1,250	690	4900	VIOLATION FINES	5,077	5,000	77	15,000
0 0	0	(222)	4922	KEYS	75 275	0	75 (4.057)	4.000
8,190	333 3,167	(333) 5,023	4945 4950	NEWSLETTER INCOME REBILL FEE	275 17,670	1,332 12,668	(1,057) 5,002	4,000 38,000
(58,333)	(58,333)	0,023	6010	GENERAL RESERVE TRANSFER	(233,332)	(233,332)	0,002	(700,000
			0010	GENERAL REGERVE TRANSPER	(200,002)			
181,097	172,541	8,556		TOTAL INCOME	712,567	690,164	22,403	2,070,489
				EXPENSES				
				ADMINISTRATIVE				
7,575	7,500	75	5000	MANAGEMENT FEE	30,124	30,000	124	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	12,804	16,000	(3,196)	48,000
0	199	(199)	5005	RESERVE STUDY	0	796	(796)	2,390
18,819	22,917	(4,098)	5007w	SALARIES & BENEFITS	78,872	91,668	(12,796)	275,000
8,190	3,167	5,023	5009A	REBILL FEE EXPENSE	17,670	12,668	5,002	38,000
350	58	292	5009B	NSF FEE EXPENSE	630	232	398	700
0	3,750	(3,750)	5010	LEGAL EXPENSE	15,137	15,000	137	45,000
0 0	250 1,000	(250) (1,000)	5010C 5014	LEGAL/ENFORCEMENT 'CC&R REVISIONS PROJECT	0 748	1,000 4,000	(1,000) (3,253)	3,000 12,000
0	2,333	(2,333)	5020	LIEN/COLLECTION COST	1,092	9,332	(8,240)	28,000
0	250	(250)	5020F	FILE REVIEW FEE	750	1,000	(250)	3,000
48	58	(11)	5020M	MONITOR TRUSTEE SALE	95	232	(137)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	1,168	(1,168)	3,50
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	168	(168)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	3,500	(3,500)	10,500
0	125	(125)	5033F	ADVERTISING	626	500	126	1,500
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
56 7,428	83 5,553	(27) 1,875	5039 5040	WEBSITE PRINTING/POSTAGE/MISC	321 29,609	332 22,212	(11) 7,397	1,000 66,630
0,420	0,555	1,873	5040	BILLING STATEMENTS	136	22,212	136	00,03
121	83	38	5046	NEWSLETTER	586	332	254	1,000
980	1,125	(145)	5047B	OFFICE EQUIPMENT RENTAL	4,187	4,500	(313)	13,50
0	333	(333)	5048	OFFICE EXPENSE	708	1,332	(624)	4,00
0	250	(250)	5052	PRINTING	932	1,000	(68)	3,000
300	0	300	5055	MEETING EXPENSE	17,417	16,000	1,417	16,000
0	364	(364)	5059	POSTAGE MILEAGE	3,000	1,456	1,544	4,370
0 2,975	208 417	(208) 2,558	5063 5065	MILEAGE PROFESSIONAL FEES	680 2,975	832 1,668	(152) 1,307	2,500 5,000
2,973	8	(8)	5065S	STATUTORY AGENT FEE	2,973	32	(32)	100
0	125	(125)	5068	GIFTS	Ö	500	(500)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	168	(168)	500
4,925	583	4,342	5080	CORPORATE TAXES	4,925	2,332	2,593	7,000
0	3,333	(3,333)	5088	BAD DEBT EXPENSE	433	13,332	(12,899)	40,000
2,695	2,453	242	5090 5000D	INSURANCE DEDUCTIBLE	10,590	9,812	778	29,440
0 0	417 417	(417)	5090D 5099	INSURANCE DEDUCTIBLE	0	1,668 1,668	(1,668) (1,668)	5,000
U	417	(417)	5033	MISCELLANEOUS EXPENSE		1,000	(1,000)	5,000



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 04/30/2022

Page:	2
-------	---

	CURRENT PERIOD	*******				YEAR-TO-DATE	********	ANNU
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDG
12,415	16,667	(4,252)	5100	WATER/SEWER	52,228	66,668	(14,440)	200,00
3,736	4,333	(597)	5120	ELECTRIC	16,419	17,332	(913)	52,00
30	38	(8)	5125	GAS	121	152	(31)	45
0	21	(21)	5140	SANITATION	45	84	(39)	25
351	458	(107)	5151	PHONE	1,408	1,832	(424)	5,50
271	183	88	5151B	INTERNET	978	732	246	2,20
164	54	110	5152	ALARM MONITORING	368	216	152	-,-
16,967	21,754	(4,787)		TOTAL UTILITIES	71,567	87,016	(15,449)	261,05
				LANDSCAPING				
100,611	90,833	9.778	5200	LANDSCAPE CONTRACT	394,582	363,332	31,250	1,090,00
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	1,668	(1,543)	5,0
0	4,167	(4,167)	5218	MAJOR PROJECTS	20,848	16,668	4,180	50,0
0	1,667	(1,667)	5220	IRRIGATION REPAIRS	2,657	6,668	(4,011)	20,0
0	167	(167)	5222	BACKFLOW INSPEC/RRPS	0	668	(668)	2,0
9,300	1,667	7,633	5240	TREE TRIMMING/REMOVAL	19,000	6,668	12,332	20,0
0,000	208	(208)	5250	EXTERMINATING	0	832	(832)	2,5
400.044		<u>-</u>		TOTAL LANDOGARE	407.040	000 504	<u>`</u>	
109,911	99,126	10,785		TOTAL LANDSCAPE	437,213	396,504	40,709	1,189,50
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	0	3,332	(3,332)	10,00
0	83	(83)	5700K	KEYS/LOCK REPAIR	2,119	332	1,787	1,0
0	83	(83)	5711	PAINTING MAINT	0	332	(332)	1,0
0	1,216	(1,216)	5722	ELECTRIC REPAIRS/SUPPLIES	829	4,864	(4,035)	14,5
0	167	(167)	5740	SIGN MAINTENANCE	0	668	(668)	2,0
1,897	667	1,230	5769A	JANITORIAL	7,586	2,668	4,918	8,0
1,678	1,833	(156)	5774	PET WASTE REMOVAL	6,710	7,332	(622)	22,0
886	1,500	(614)	5779CC	SECURITY PATROL	2,990	6,000	(3,010)	18,0
0	500	(500)	5794A	SIDEWALK REPAIR	0	2,000	(2,000)	6,0
0	833	(833)	5800	COMMON AREA MAINTENANCE/REPAIRS	375	3,332	(2,957)	10,0
0	667	(667)	5845	PARK MAINT	693	2,668	(1,975)	8,0
717	333	384	5850	EXTERMINATING	1,782	1,332	450	4,0
600	633	(33)	5895	TENNIS COURT MAINTENANCE	2,400	2,532	(132)	7,6
5,777	9,348	(3,571)		TOTAL COMMON AREA	25,485	37,392	(11,907)	112,1
190,352	192,873	(2,521)		TOTAL OPERATING EXPENSES	769,453	787,492	(18,039)	2,330,4
(9,255)	(20,332)	11,077		OPERATING FUND SURPLUS/(DEFICIT)	(56,886)	(97,328)	40,442	(260,00



347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 04/30/2022

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
				RESERVE FUND				
				INCOME				
58,333	58,333	0	7010	TRANSFER FROM OPERATING	233,332	233,332	0	700,000
(19,709)	0	(19,709)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(67,719)	0	(67,719)	0
2,358	1,667	691	7034	INTEREST RESERVE FUND	9,573	6,668	2,905	20,000
40.000		(10.010)		TOTAL DESCRIPTION	.==		(0.4.0.4.4)	
40,982	60,000	(19,018)		TOTAL RESERVE INCOME	175,186	240,000	(64,814)	720,000
				EXPENDITURES				
0	833	(833)	8510	GENERAL RESERVE EXPENSE	0	3,332	(3,332)	10,000
0	2,644	(2,644)	8510R	RECREATIONAL COURTS	0	10,576	(10,576)	31,724
0	2,584	(2,584)	8520	PAINTING	0	10,336	(10,336)	31,003
0	318	(318)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	1,272	(1,272)	3,811
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	4,532	(4,532)	13,596
0	2,936	(2,936)	8530	ASPHALT SEAL COATING	0	11,744	(11,744)	35,226
2,725	1,000	1,725	8537	BANK/INVESTMENT CHARGES	5,547	4,000	1,547	12,000
0	6,523	(6,523)	8541	GRANITE REPLACEMENT	0	26,092	(26,092)	78,280
0	7,794	(7,794)	8543P	PARK FURNITURE REPLACEMENT	0	31,176	(31,176)	93,524
0	11,939	(11,939)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	47,756	(47,756)	143,273
0	28,239	(28,239)	8575	IRRIGATION SYSTEMS	0	112,956	(112,956)	338,870
1,600	16,667	(15,067)	8578D	DRAINAGE	85,332	66,668	18,664	200,000
4,325	82,610	(78,285)		TOTAL RESERVE EXPENDITURES	90,879	330,440	(239,561)	991,307
36,657	(22,610)	59,267		RESERVE FUND SURPLUS/(DEFICIT)	84,307	(90,440)	174,747	(271,307)



347A VISTOSO- SIENA BALANCE SHEET 04/30/2022

OPERATING FUNDS OPERATING CASH	18,334.44	
TOTAL OPERATING FUNDS		18,334.44
RESERVE FUNDS		
RESERVE SIENA BANK OZK	185,060.13	
TOTAL RESERVE FUNDS		185,060.13
ACCOUNTS RECEIVABLE ACCOUNTS RECEIVABLE - PARCELS	636.65	
TOTAL ACCOUNTS RECEIVABLE		636.65
TOTAL ASSETS		204,031.22 ———
LIABILITIES & EQUITY LIABILITIES ACCOUNTS PAYABLE ACCRUED EXPENSES PREPAID ASSESSMENTS - PARCELS UNEARNED REVENUE	320.00 736.52 656.00 7,930.00	
TOTAL LIABILITIES		9,642.52
RESERVE		
ACCUMULATED GENERAL C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	176,057.13 9,003.00	
TOTAL RESERVE		185,060.13
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT) CURRENT YEAR RESERVE EQUITY CURRENT SURPLUS/(DEFICIT)	8,523.95 (9,003.00) 9,807.62	
TOTAL SURPLUS/(DEFICIT)		9,328.57



347A VISTOSO- SIENA BALANCE SHEET 04/30/2022

Page: 2

TOTAL LIABILITIES & EQUITY

204,031.22



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 04/30/2022

ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	j
				INCOME				
3,770	3,965	(195)	4000P	PARCEL ASSESSMENTS	15,665	15,860	(195)	4
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(7,980)	(7,980)	0	(2
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(964)	(964)	0	(
1,534	1,729	(195)		TOTAL INCOME	6,721	6,916	(195)	2
				EXPENSES				
				ADMINISTRATIVE				
21	25	(5)	P5090	INSURANCE	21	100	(80)	
21	25	(5)		TOTAL ADMINISTRATIVE	21	100	(80)	
21	20	(0)		TOTAL ABMINIOTION TVL	21	100	(00)	
				UTILITIES				
0	42	(42)	P5100	WATER/SEWER	0	168	(168)	
42	38	4	P5120	ELECTRIC	173	152	21	
42	80	(38)		TOTAL UTILITIES	173	320	(147)	
				LANDSCAPING				
685	767	(82)	P5200	LANDSCAPE CONTRACT	2,679	3,068	(389)	
0		(8)	P5220	IRRIGATION REPAIRS	0	32	(32)	
685	775	(90)		TOTAL LANDSCAPE	2,679	3,100	(421)	
				POOL/SPA/CLUBHOUSE				
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	640	668	(28)	
160	167	(7)		TOTAL POOLS	640	668	(28)	
				GATES				
305	215	90	P5500	GATE MAINTENANCE CONTRACT	1,130	860	270	
0	42 92	(42) 22	P5511 P5517	GATE REPAIRS GATE PHONE	415 424	168 368	247	
114			P3517	GATE PHONE			56 	
419	349	70		TOTAL GATES	1,969	1,396	573	
				COMMON AREA				
0	225	(225)	P5739	STREET SWEEPING	212	450	(238)	
0 223	50 133	(50) 90	P5770 P5800	GENERAL MAINTENANCE COMMON AREA MAINTAINENCE	0 223	200 532	(200) (309)	
			1 3000					
223	408	(185)		TOTAL COMMON AREA	435	1,182	(747)	
1,549	1,804	(255)		TOTAL OPERATING EXPENSES	5,916 	6,766	(850)	1
(15)	(75)	60		OPERATING FUND SURPLUS/(DEFICIT)	805	150	655	



347A VISTOSO- SIENA STATEMENT OF REVENUES & EXPENSES 04/30/2022

*******	CURRENT PERIOD	********			********	YEAR-TO-DATE	*******	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	7,980	7,980	0	23,940
15	8	7	P7034	INTEREST RESERVE FUNDS	59	32	27	100
241	241	0	P7099	P/Y RSV ALLOCATIONS	964	964	0	2,890
2,251	2,244	7		TOTAL RESERVE INCOME	9,003	8,976	27	26,930
				EXPENDITURES				
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	7,932	(7,932)	23,793
0	1,983	(1,983)		TOTAL RESERVE EXPENDITURES	0	7,932	(7,932)	23,793
2,251	261	1,990		RESERVE FUND SURPLUS/(DEFICIT)	9,003	1,044	7,959	3,137



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 04/30/2022

ASSETS		
OPERATING FUNDS		
US BANK - OPERATING CHECKING	743,830.36	
US BANK SAVINGS	10,005.70	
METROPOLITAN BANK - SAVINGS	596,850.40	
DUE TO RESERVES	(20,833.00)	
TOTAL OPERATING FUNDS		1,329,853.46
RESERVE FUNDS		
RESERVE SIENA BANK OZK	185,060.13	
RESERVE RBC WEALTH MGMT	1,010,033.36	
RESERVE RBC CASH PLUS MM	8,034.26	
RESERVE SIGNATURE BANK MM	248,825.22	
RESERVE FVCB MMA	248,907.38	
RESERVE ENTERPRISE BANK MMA	249,118.80	
RESERVE STERLING BANK	248,453.30	
RESERVE PACWEST BANK - MM	249,155.70	
RESERVE US BANK MMA	263,667.94	
RESERVE CIT BANK MMA	242,255.05	
RESERVE METRO PHOENIX BANK MMA	178,204.31	
RESERVES - ACCRUED INTEREST	6,670.39	
DUE FROM OPERATING	20,833.00	
TOTAL RESERVE FUNDS		3,159,218.84
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	303,591.97	
ACCOUNTS RECEIVABLE - PARCELS	636.65	
PRE-LEGAL RECEIVABLE	34,401.61	
CONTINGENT PAYABLE	(34,401.61)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(82,510.42)	
TOTAL ACCOUNTS RECEIVABLE		221,718.20
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	29,873.25	
PREPAID EXPENSES	333.40	
TOTAL OTHER ASSETS		30,206.65



347Z VISTOSO COMMUNITY CONSOLIDATED BALANCE SHEET 04/30/2022

	4,740,997.15
	4,740,997.15 —————
23,219.89	
58,146.95	
170,727.55	
656.00	
7,950.00	
453,807.26	
20,406.62	
30,042.00	
	764,956.27
3,065,909.28	
93,309.56	
	3,159,218.84
872,903.67	
•	
• •	
	816,822.04
	4,740,997.15
	58,146.95 170,727.55 656.00 7,950.00 453,807.26 20,406.62 30,042.00



ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNU. BUDGI
				INCOME				
157,119	152,853	4,266	4000	ASSESSMENT INCOME	624,450	611,412	13,038	1,834,240
3,770	3,965	(195)	4000P	PARCEL ASSESSMENTS	15,665	15,860	(195)	47,580
58,932	58,932	0	4001	COMMERCIAL DUES	235,730	235,728	2	707,189
97	175	(78)	4030	INTEREST INCOME	399	700	(301)	2,100
331	1,417	(1,086)	4050	COLLECTION COST REIMBURSEMENT	2,643	5,668	(3,025)	17,000
0	250	(250)	4050FR	FILE REVIEW FEE	750	1,000	(250)	3,000
48	58	(11)	4050MU	MONITOR TRUSTEE SALE	95	232	(137)	700
0	292	(292)	4050RR	FILE TRANSFER FEES	0	1,168	(1,168)	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	168	(168)	500
209	0	209	4055	RECOVERY-COLLECTION	658	0	658	
5,327	2,500	2,827	4070	LATE FEE INCOME	11,079	10,000	1,079	30,000
350	58	292	4075	NSF FEE	630	232	398	70
6,887	9,547	(2,660)	4205	BUILDER ASSESSMENT	46,367	38,188	8,179	114,560
1,940	1,250	690	4900	VIOLATION FINES	5,077	5,000	77	15,000
0	0	0	4922	KEYS	75	0	75	1.00
0	333	(333)	4945	NEWSLETTER INCOME	275	1,332	(1,057)	4,000
8,190	3,167	5,023	4950	REBILL FEE	17,670	12,668	5,002	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(233,332)	(233,332)	0	(700,000
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(7,980)	(7,980)	0	(23,940
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(964)	(964)	0	(2,890
82,631	174,270	8,361		TOTAL INCOME	719,288	697,080	22,208	2,091,239
				EXPENSES				
				ADMINISTRATIVE				
7,575	7,500	75	5000	MANAGEMENT FEE	30,124	30,000	124	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	12,804	16,000	(3,196)	48,000
0	199	(199)	5005	RESERVE STUDY	0	796	(796)	2,390
18,819	22,917	(4,098)	5007w	SALARIES & BENEFITS	78,872	91,668	(12,796)	275,000
8,190	3,167	5,023	5009A	REBILL FEE EXPENSE	17,670	12,668	5,002	38,000
350	58	292	5009B	NSF FEE EXPENSE	630	232	398	700
0	3,750	(3,750)	5010	LEGAL EXPENSE	15,137	15,000	137	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	1,000	(1,000)	3,000
0	1,000	(1,000)	5014	'CC&R REVISIONS PROJECT	748	4,000	(3,253)	12,000
0	2,333	(2,333)	5020	LIEN/COLLECTION COST	1,092	9,332	(8,240)	28,000
0	250	(250)	5020F	FILE REVIEW FEE	750	1,000	(250)	3,000
48	58	(11)	5020M	MONITOR TRUSTEE SALE	95	232	(137)	700
0	292	(292)	5020RR	FILE TRANSFER FEE EXPENSE	0	1,168	(1,168)	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	168	(168)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	3,500	(3,500)	10,500
0	125	(125)	5033F	ADVERTISING	626	500	126	1,500
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
56	83 5 5 5 5 3	(27)	5039	WEBSITE PRINTING/POSTAGE/MISC	321	332	(11)	1,000
7,428 0	5,553 0	1,875 0	5040 5043	BILLING STATEMENTS	29,609 136	22,212 0	7,397 136	66,630 0
121	83	38	5046	NEWSLETTER	586	332	254	1,000
980	1,125	(145)	5040 5047B	OFFICE EQUIPMENT RENTAL	4,187	4,500	(313)	13,500
0	333	(333)	5047B	OFFICE EXPENSE	708	1,332	(624)	4,000
0	250	(250)	5052	PRINTING	932	1,000	(68)	3,000
300	0	300	5055	MEETING EXPENSE	17,417	16,000	1,417	16,000
0	364	(364)	5059	POSTAGE	3,000	1,456	1,544	4,370
0	208	(208)	5063	MILEAGE	680	832	(152)	2,500
2,975	417	2,558	5065	PROFESSIONAL FEES	2,975	1,668	1,307	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	2,070	32	(32)	100
0	125	(125)	5068	GIFTS	0	500	(500)	1,500
0	42	(42)	5070	PROPERTY TAXES	0	168	(168)	500
4,925	583	4,342	5080	CORPORATE TAXES	4,925	2,332	2,593	7,000
0	3,333	(3,333)	5088	BAD DEBT EXPENSE	433	13,332	(12,899)	40,000
2,695	2,453	242	5090	INSURANCE	10,590	9,812	778	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	1,668	(1,668)	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	0	1,668	(1,668)	5,000
21	25	(5)	P5090	INSURANCE	21	100	(80)	300



ACTUAL	CURRENT PERIOD BUDGET	OVER (UNDER)			ACTUAL	YEAR-TO-DATE BUDGET	OVER (UNDER)	ANNUAL BUDGET
				UTILITIES				
12,415	16,667	(4,252)	5100	WATER/SEWER	52,228	66,668	(14,440)	200,000
3,736 30	4,333 38	(597) (8)	5120 5125	ELECTRIC GAS	16,419 121	17,332 152	(913) (31)	52,000 450
0	21	(21)	5140	SANITATION	45	84	(39)	250
351	458	(107)	5151	PHONE	1,408	1,832	(424)	5,500
271 164	183 54	88 110	5151B 5152	INTERNET ALARM MONITORING	978 368	732 216	246 152	2,200 650
0	42	(42)	P5100	WATER/SEWER	0	168	(168)	500
42	38	4	P5120	ELECTRIC	173	152	21	450
17,009	21,834	(4,825)		TOTAL UTILITIES	71,740	87,336	(15,596)	262,000
				LANDSCAPING				
100,611	90,833	9,778	5200	LANDSCAPE CONTRACT	394,582	363,332	31,250	1,090,000
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	1,668	(1,543)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	20,848	16,668	4,180	50,000
0	1,667 167	(1,667) (167)	5220 5222	IRRIGATION REPAIRS BACKFLOW INSPEC/RRPS	2,657 0	6,668 668	(4,011) (668)	20,000 2,000
9,300	1,667	7,633	5240	TREE TRIMMING/REMOVAL	19,000	6,668	12,332	20,000
0 685	208	(208)	5250 DE200	EXTERMINATING	0 2,679	832	(832)	2,500
0	767 8	(82) (8)	P5200 P5220	LANDSCAPE CONTRACT IRRIGATION REPAIRS	2,679	3,068 32	(389) (32)	9,200 100
110 506				TOTAL LANDSCADE	420.002			1 100 000
110,596	99,901	10,695		TOTAL LANDSCAPE	439,892	399,604	40,288	1,198,800
				POOL/SPA/CLUBHOUSE				
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	640	668	(28)	2,000
160	167	(7)		TOTAL POOLS	640	668	(28)	2,000
				GATES				
305	215	90	P5500	GATE MAINTENANCE CONTRACT	1,130	860	270	2,580
0	42	(42)	P5511	GATE BUONE	415	168	247	500
114	92	22	P5517	GATE PHONE	424	368	56 	1,100
419	349	70		TOTAL GATES	1,969	1,396	573	4,180
				COMMON AREA				
0	833	(833)	5700	BUILDING MAINTENANCE	0	3,332	(3,332)	10,000
0	83	(83)	5700K	KEYS/LOCK REPAIR PAINTING MAINT	2,119	332	1,787	1,000
0	83 1,216	(83) (1,216)	5711 5722	ELECTRIC REPAIRS/SUPPLIES	0 829	332 4,864	(332) (4,035)	1,000 14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	668	(668)	2,000
1,897	667	1,230	5769A	JANITORIAL DEMOVAL	7,586	2,668	4,918	8,000
1,678 886	1,833 1,500	(156) (614)	5774 5779CC	PET WASTE REMOVAL SECURITY PATROL	6,710 2,990	7,332 6,000	(622) (3,010)	22,000 18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	2,000	(2,000)	6,000
0	833	(833)	5800	COMMON AREA MAINTENANCE/REPAIRS	375	3,332	(2,957)	10,000
0 717	667 333	(667) 384	5845 5850	PARK MAINT EXTERMINATING	693 1,782	2,668 1,332	(1,975) 450	8,000 4,000
600	633	(33)	5895	TENNIS COURT MAINTENANCE	2,400	2,532	(132)	7,600
0	225 50	(225) (50)	P5739 P5770	STREET SWEEPING GENERAL MAINTENANCE	212 0	450 200	(238) (200)	900 600
223	133	90	P5800	COMMON AREA MAINTAINENCE	223	532	(309)	1,600
6,000	9,756	(3,756)		TOTAL COMMON AREA	25,920	38,574	(12,654)	115,289
191,901	194,677	(2,776)		TOTAL OPERATING EXPENSES	775,369	794,258	(18,889)	2,350,319



*******	CURRENT PERIOD	********		*******	YEAR-TO-DATE	********	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)		ACTUAL	BUDGET	OVER (UNDER)	BUDGET
(9,270)	(20,407)	11,137	OPERATING FUND SURPLUS/(DEFICIT)	(56,082)	(97,178)	41,096	(259,080)
	· · · /		,				



***********	CURRENT PERIOD	**************************************			ACTUAL	YEAR-TO-DATE	*************	ANNUAL
ACTUAL	BUDGET	OVER (UNDER)			ACTUAL	BUDGET	OVER (UNDER)	BUDGET
				RESERVE FUND				
				INCOME				
58,333	58,333	0	7010	TRANSFER FROM OPERATING	233,332	233,332	0	700,000
(19,709)	0	(19,709)	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	(67,719)	0	(67,719)	0
2,358	1,667	691	7034	INTEREST RESERVE FUND	9,573	6,668	2,905	20,000
1,995	1,995	0	P7010	PARCEL TRANSFER TO RESERVES	7,980	7,980	0	23,940
15	8	7	P7034	INTEREST RESERVE FUNDS	59	32	27	100
241	241	0	P7099	P/Y RSV ALLOCATIONS	964	964	0	2,890
43,233	62,244	(19,011)		TOTAL RESERVE INCOME	184,189	248,976	(64,787)	746,930
				EXPENDITURES				
0	833	(833)	8510	GENERAL RESERVE EXPENSE	0	3,332	(3,332)	10,000
0	2,644	(2,644)	8510R	RECREATIONAL COURTS	0	10,576	(10,576)	31,724
0	2,584	(2,584)	8520	PAINTING	0	10,336	(10,336)	31,003
0	318	(318)	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	1,272	(1,272)	3,811
0	1,133	(1,133)	8526	FOUNTAIN REPLACEMENT	0	4,532	(4,532)	13,596
0	2,936	(2,936)	8530	ASPHALT SEAL COATING	0	11,744	(11,744)	35,226
2,725	1,000	1,725	8537	BANK/INVESTMENT CHARGES	5,547	4,000	1,547	12,000
0	6,523	(6,523)	8541	GRANITE REPLACEMENT	0	26,092	(26,092)	78,280
0	7,794	(7,794)	8543P	PARK FURNITURE REPLACEMENT	0	31,176	(31,176)	93,524
0	11,939	(11,939)	8550	PLAY STRUCTURE RRPS/ REPLACEMENT	0	47,756	(47,756)	143,273
0	28,239	(28,239)	8575	IRRIGATION SYSTEMS	0	112,956	(112,956)	338,870
1,600	16,667	(15,067)	8578D	DRAINAGE	85,332	66,668	18,664	200,000
0	1,983	(1,983)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	7,932	(7,932)	23,793
4,325	84,593	(80,268)		TOTAL RESERVE EXPENDITURES	90,879	338,372	(247,493)	1,015,100
38,908	(22,349)	61,257		RESERVE FUND SURPLUS/(DEFICIT)	93,310	(89,396)	182,706	(268,170)



RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated	12/30/2021	12/30/2021																			
		MONTHLY PROGRESS AND EXPENDITURES							running	% of											
GL code	component #	priority	component description	Column1	budget	contract \$	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total	budget2	comments
8525	102	1	monument refurbish (2019)		3,700														-	0.0%	6 carried over to 2022
8520	122	2	street lights - repaint		65,400														-		6 this project has been deferred by ALRC
8550	134	3	play equipment-repair		5,400	63,380													-	0.0%	5
8528	140	4	wall stucco repair (2019)		15,200	27,600								7,200			12,800	7,600	27,600	181.6%	5
8530	152	5	Asphalt seal repair (2019)		6,000														-	0.0%	
8571C	156	6	concrete repair (2019)		4,500	4,616									1,246			3,370	4,616	102.6%	
8575C	163	7	irrigation controller (2019)		13,000	7,775												7,775	7,775	59.8%	5
8520	220	8	walls/fence repaint (Mirabella/Vistoso Vista)		42,300	893		722	10,106									893	11,721		6 Ph 2 Partial, Big wash park shade structure; proj begun in 2020
8541	294	9	landscape granite - replenish		2,800	3,525												3,525	3,525	125.9%	
8575	320	10	irrig system replace (Innovation Pk Dr)		194,000														-		6 carried over to 2022
8541	322	11	landscape granite - replenish (A)		207,000														-		6 this project has been deferred by ALRC
8543P	500	12	park furniture replace		16,800														-		6 carried over to 2022
8520	520	13	wall & fence repaint		14,100	11,311												11,311	11,311		<mark>6</mark> (Phase 2 Paint)
8543P	700	14	park furniture replace		12,600														-		6 carried over to 2022
8520	750	15	metal surfaces - repaint		6,700	5,585												5,585	5,585		<mark>6</mark> (Phase 2 Paint)
8543P	760	16	park furniture - replace		34,600														-		6 carried over to 2022
8520	1020	17	wall & fence repaint (B)		32,100	27,522												27,522	27,522		<mark>6</mark> (Phase 2 Paint)
8550	1053	18	playground wood - replenish		4,500	3,060													3,060	68.0%	
8520	1064	19	Ramada Trim - repaint		4,800	3,150													3,150		<mark>6</mark> (Phase 2 Paint)
8520	1074	20	walls & fence repaint (B) (Torreno)		24,300	23,900		23,920											23,900	98.4%	
8565	1151	21	· · · · · · · · · · · · · · · · · · ·		12,000														-		6 carried over to 2022
8565	1154	22	tennis fence - repaint		5,300														-		6 carried over to 2022
8565	1156	23	·		3,000														-		6 carried over to 2022
8543P	1206	24	1		6,800														-		6 carried over to 2022
8510	1220	25	basketball court - refurbish		15,800														-		6 carried over to 2022
8520	1320	26	Vistoso Highlands walls paint (2019)		15,000														-		6 carried over to 2022
8548		27	reserve study update		5,500	2,390					1,505							885	2,390	43.5%	5
8520		28	painting project management (Anthony)						2,850		3,925								6,775		
8537		29	bank/investment charges		7,500		2,179		2	2,913				2,898	2				7,994	106.6%	5
	RESI	ERVE FUN	ID EXPENDITURE TOTALS		780,700	184,707	2,179	24,642	12,958	2,913	5,430	-	-	10,098	1,248	•	12,800	68,466	146,924	18.8%	ó

foot check 140,734

Additional Unbudgeted Reserve Fund Expenditures

26

count

		date appvd		actual cost	reserve study	RS projected	posting	
GL code	component #	by Board	component description	amount	projection?	date	date	notes
8520	720		painting Las Colinas fences	5,697	59,877	2025	1/7/2021	This project was completed in 2020, but the final invoice was paid this year (may be booked in 2020 by JE, per auditor)
8520	1020		painting of St. Andrews, Phase I, walls (A)	1,333	34,430	2026	1/4/2021	This project was completed in 2020, but the final invoice was paid this year (may be booked in 2020 by JE, per auditor)
8543P	770		play equip, Wildlife Ridge Pk (shade removal?)	5,940	86,091	2028	2/26/2021	this project needs specific work defined (shade removed?)
8543P	1056		shade sail, Neighborhood 10 (phase 2)	13,250	11,330	2022	2/28/2021	project scheduled for next year @11K, replaced??? P002012021 (A)
8543P	1056		replacement of Torreno shade sail	3,000	11,330	2022	4/21/2021	this project needs specific work defined (shade removed?); also, this project was scheduled for next year P02012021TS1
8543P	1054		Monticello Pk repairs (shade sail replacement?)	11,000	10,000	2031	4/21/2021	this project needs specific work defined (shade removed?); this project was last done in 2019, and is scheduled for 2031 MP02012021
8550	1216	???	Playground woodchips - replenish	x4800	4,120	2022	???	this project was (apparently) completed this year due to urgent conditions - no notice to the FC
8543P	770		play equip, Wildlife Ridge Pk (shade removal?)	5,940	86,091	2028	9/30/2021	this was the second half of a project that was partially completed in February. WAS THE SHADE SAIL REPLACED???
	count/totals		8	46,160	303,269			

*THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITURES AND ADDITIONAL UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECONCILED WITH THE PREVIOUS MONTH'S FINANCIAL STATEMENTS.

combined total of budgeted and unbudgeted project expenditures* 193,084 ok

total RF espenses YTD from financials 105,627

VCA Landscape Report May 2022

<u>Irrigation</u>

- Irrigation on all turf areas has been adjusted accordingly for turf transition allowing Rye grass die back and Bermuda grass emerging from dormancy.
- Valley Vista 28 station Liet timer has been returned from manufacture repaired under warranty and has been reinstalled with seasonal schedule programed and system accessed.
- 2 irrigation main line repairs locations are 1. Woodburne Ave at Wayfarer Way Due to tree roots crushing pvc pipe. 2. La Canada at Moore Rd Due to fitting failure at backflow.

Turf /Parks

- Dormant turf fertilizing locations Tangerine Monuments, Cortona Park, Summerset Park, and Valley Vista aka Pulte Park.
- Existing winter rye is being forced to die back with warmer temperatures and lower mowing height in lieu of pending turf transition.

Chemical

- Posting emergent is continuing, staying ahead of the weeds.
- IPM program Tree, shrub and agave soil injections are schedule for the month of May.

Enhancement

- Sunset Ridge Park proposal for erosion repair has been completed
- Irrigation mainline repair proposal has begun at Innovation Parkway at Rancho Vistoso Blvd. After exposing both ends of sleeve, we have found that the east end of sleeve and main line was installed further away from sidewalk and extends into private property we are assuming due to utilities mainly electrical.

Work orders

- 15 completed 1 outstanding
- 2 work orders I will be taking Barbara to look at during our site inspection.

Preserve Vistoso Report

- 1. Brightview has nearly completed the cleanup work on the property. Mike Ford from The Conservation Fund (TCF) will be on site on Wednesday to inspect the work.
- 2. The property naming contest is nearly complete as well. Over 2,000 names were submitted to the Town. Those were cleaned up for duplicates and a list of 1,500 names were given to the contest committee. Those 1500 were narrowed down to the top 10 and those are now being voted on by the community. The top 3 vote getters will be submitted to the Town Council, who will vote to select the winner.

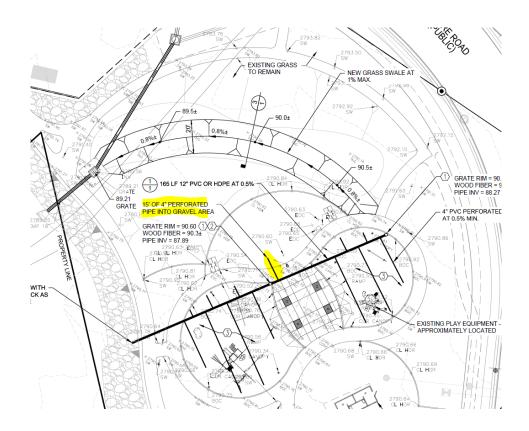
More information can be found here:

<u>Voting is now open for contest to re-name former Vistoso Golf Course – Oro Valley | it's in our nature (orovalleyaz.gov)</u>



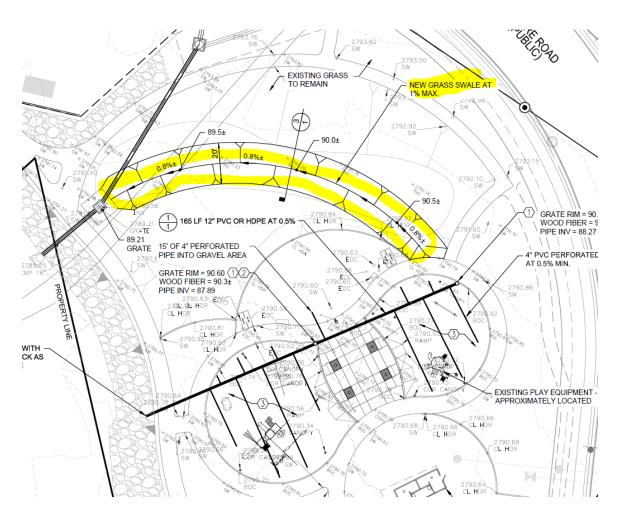
• Parcel Turnovers (In Progress)

- Valley Vista:
 - We are still waiting for approval of the repair areas from the town of Oro.
- Altera at Vistoso Trails (Mattamy)
 - After meeting on site (March 2) with representatives from the Board, Committee and Mattamy homes, an update to the drainage plans was made (See attached)
 - Trapped Drainage in Landscape Island Mattamy revised the plan to include another perforated drain pipe to capture water that is currently trapped in the landscape island between the turf and the tot lot structures. This is now tied into our drainage system and will provide a place for the standing water in this space to go.





Regrading of the Turf Areas – As requested by AAA, we've worked to develop a plan to regrade the bottom of the turf area to improve flows and reduce ponding. This will require the removal of approximately 20' of turf, grading of this area, and resodding.



 A request was made to add a continuation of the safety rails along the East side of the wash to the Northwest of the playground.

Justin reached out to their engineer on this and they confirmed that handrailing is not required for those slopes and it was only put on the 1:1 grouted slope. Justin also just left a VM for the Town of Oro Valley as well to confirm requirements.



Bridal Veil Erosion (In progress)

From Tracy Bogardus:

The following link is to a Dropbox that has the Drainage Concept and the Access route for construction. https://www.dropbox.com/sh/x4he709vksb5xur/AACR4J3 RISNcNAMpJY9T2wPa?dl=0

I met with John Spiker from the Town of Oro Valley on Thursday the 12th to discuss the design concept provided within the Dropbox link attached.

I went over the following with him:

- Access provided through subdivision to the north along the existing path
 - o new trail cut across open space to the base of the hills west of the existing drainage channel
 - staging area will be located on the existing hills aforementioned see exhibit relative to the access
- the existing concrete channel will be cut at the north end to provide a clean connection point for the revised channel
- the hill that incorporates the sheer cut slope will be cut back to a stable slope to be determined by the soils engineer
 - material from the cut slope will be used to fill the channel providing soils engineer allows the material for compaction
 - recommendations to come forth from the soils engineer
- new concrete channel extension will be attached to the end of the existing channel
 - the existing sinuous thalweg of the channel will be straightened in the nose of the existing hill will be shaved during the grading process.
- The ideal conditions for the extension of the channel will be to extend the channel approximately 400 feet to the North.
 - The terminus of the channel will have a rock riprap splash pad that fans out to dissipate the energy to be located within a natural expansion of flow area between the hills see the drainage concept plan to for details

The town of Oro Valley generally is in agreement with design approach and is in support of providing access along the route should as shown. Further they are in agreement with the grading within the open space and the hill incorporating the sheer cut slope.

The following are the immediate tasks:

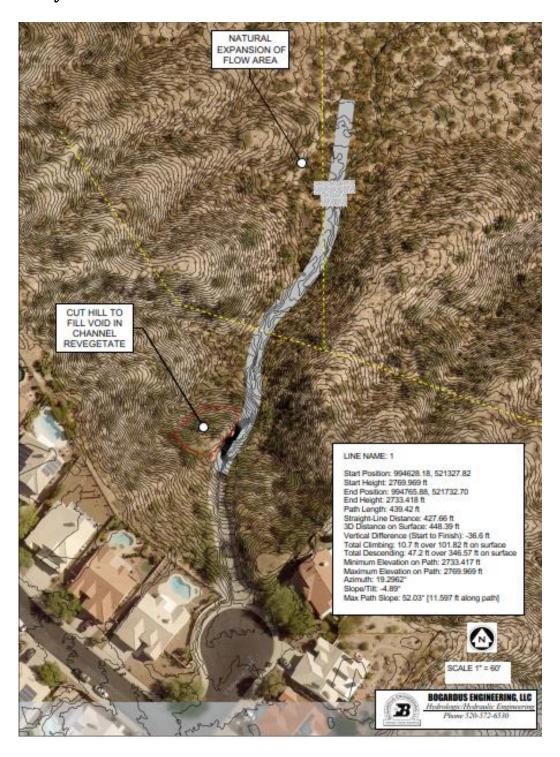
- Complete the phase 1 drainage analysis and preliminary design concept report
- solicit a bid from the soils engineer for soils report for the channel and the grading
- secure permission from adjacent landowners for the following:
 - temporary construction easements to be prepared by registered land surveyor
 - the drainage of maintenance easement across the adjacent property owners to be prepared by a registered land surveyor
 - temporary construction easements and drainage easements to be negotiated by the Association
- once the drainage easements are secured Phase 2 for the design and preparation of the construction plans can begin.



As the general assessment of where the project stands at this point in the tasks that are required. If you have any further questions or comments feel free to give a call.

Thanks

Tracy A. Bogardus P.E.





Basketball Court Refurbish (Updated bid attached)

- o General Acrylics had to increase their pricing for the Basketball court resurface.
 - The original bid was \$8,627.23. The new cost is \$9,958, which is a \$1,330 increase.
 - The increase is due to additional material costs.

Painting (On hold pending legal opinion)

- o Facelift
- Abeyta Painting
- Goodwin & Sons Painting

o #1114 - Metal Surfaces - Repaint

- Hohokam Park
- 310 LF of metal fence, (17) light poles, (2) basketball posts, and (10) metal posts for the shade sails.

#1154 Tennis Fence and Light Poles – Repaint

- Hohokam Park
- 570 LF Fence

#1083 - Fence & Rails - Repaint

- Perimeter areas of Discovery & Eagles Summit
- 271 LF of metal fence, 174 LF of culvert rails, and ~250 sq ft of stucco walls (only located at monuments for Eagles Summit).

#1320 - Walls & Rails - Repaint

- Bell Tower, Vistoso Highlands & Stone Village
- 13,530 sq ft of common stucco walls, ~1,400 sq ft of stucco at the Bell Tower, 136 LF of culvert rails, and 744 sq ft of decorative, tubular metal rails

27 Mile erosion proposal (In progress)

A meeting with the engineer John Wise is being scheduled to review his previous assessment report.

Once complete, I will be meeting with the town of Oro to confirm the scope of work before sending an RFP.



• Irrigation Replacement (In Process - Not Started)

- #320
 - Innovation Park Dr.
 - Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd) - excludes medians
- #1032
 - Desert Fairway Dr.
 - Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr.

1. #1220 - Basketball Court Refurbish

• Sunset Park between Klinger Canyon Dr and Eagleview Dr.

2022 Asphalt Seal/Repair (In Process – Not Started)

o Includes Wildlife Ridge, Hohokam, Big Wash & Sunset Parking Lots (pgs.)

Architectural Landscape Review Committee Meeting Report 05/11/2022 @ 3 PM

Committee Members Present: Sheryl Forte, Susan Wood, Brent Woods, and Lynn Huebner

The April Consent Agenda was approved, listing approximately 41 requests to improve and upgrade resident exterior conditions in the Vistoso Community Association (VCA).

Current ARC requests: The committee reviewed NexMetro's request to have their color palette approved for Avilla Homes – Ranch Vistoso. The committee made a motion to table the request until legal counsel defines their classification.

The committee denied a request on Whitlock Canyon for non-compliant paint and stone tile that was not indigenous to the area. The committee reviewed a request from four neighbors on Danum Valley to raise their shared rear wall. The committee made a motion to table the request until additional wall measurements are obtained from all parties.

The committee also reviewed a request on Geyser Valley where the owner requested to add Stokes Dwarf Yaupon Holly to his front yard. The committee advised the request was beyond the scope of the ALRC and recommended the owner obtain any permits required by the Town of Oro Valley. The committee made a motion to recommend the board permit a variance only for the stokes dwarf yaupon holly. Lastly, the committee advised a homeowner on Quiet Springs requesting to change the setbacks on his future home pending construction.

Communications Committee Report 20220511

<u>Present</u>

X Gayle Lopez (Chair)

X Jim Dobbin Caryn Hill

Mary Fisher

X Tim O'Keefe

Reviewed the newsletter to be issued on May 13. No revisions suggested. All liked new proposed template with new featured sections (*Board of Directors, Meet Your Neighbor,* and *Did You Know?*) with pictures of the author. Tim O'Keefe agreed to write the *Did You Know?* section going forward. Gayle agreed to meet with him to transition.

Compliance Committee Report May 10, 2022

- Meeting called to order at 3:00 PM
- Revised agenda was adopted.
- Revised minutes of the April 12, 2022, meeting was adopted.
- A homeowner spoke with regards to a violation fine.
- A homeowner submitted a letter with regards to a violation fine.
- The committee voted to retain both fines as assessed.
- A homeowner requested to be allowed to park vehicles on the street.
- The committee voted to not allow street parking to this homeowner.
- The violation report was presented.
- The committee voted to retain all fines as assessed.
- The meeting adjourned at 4:11 PM.

Respectfully submitted, Carl Buchwald Compliance Committee-Chairman

VCA Board Finance Committee Report

The new Finance Committee met on May 17th for the first time, and introduced ourselves to each other, as we had not met before. We then started on our packed agenda.

The review of the April financial statements was deferred since Veronica Alvarez, the FSR accountant, had not had time to complete them as she was now holding down two jobs (the Controller had resigned in early February and had not yet been replaced).

In old business, the Capital Project Tracking Tool was reviewed and the status of the IRS credit from the 2018 tax return was updated by Veronica. She informed the committee that Butler Hansen, our auditor and tax accountant, had not made any progress yet.

A number of new issues were discussed by the committee:

- Setting a policy for delinquent members' payment plans prior to FSR's existing Prelegal process was considered, and ultimately the committee decided not to create one.
- After much discussion, the committee voted to recommend the reconsideration of Siena's inclusion in VCA's reserve study updates to the Board.
- The status of the 2020 audit was updated by GM Barbara Daoust. It is still awaiting the
 results of a survey of commercial properties by WLB, a contracted engineering firm. Our
 auditor, Butler Hansen, is deferring the engagement for the 2021 audit until the 2020
 audit has been completed.
- In the meeting's most important discussion, the association's Investment Policy, along with our reserve fund investment portfolio's poor performance, were reviewed. There were comments on the need to make the Policy somewhat more flexible, as well as the necessity to make changes in the composition of the portfolio, and possibly our investment advisor. No action was taken, but with the possible additional guidance from the Board, the committee committed to considering the issue in depth at the next Finance Committee meeting in June, and making recommendations to the Board for the June 23 open session.
- A proposal by the ALRC to accept a bid from AAA for the removal and replacement of a number of dead Mesquite trees was approved, contingent on a determination that the project would not be covered by our existing contract for routine landscaping with AAA.

David Light
Finance Committee Chair

Governing Doc's Committee report

May 5, 2022

Members

- Matt Wood (Chair)
- Mary Fisher
- Ray Gans
- ❖ Bill Van Dam
- Barbara Stough
- Joan Sauer

Our first meeting was May 4th and we welcomed new members:

Matt Wood Chair, Joan Sauer, Barbara Stough and Mary Fisher

And we are fortunate to have Bill Van Dam and Ray Gans from the past year's committee for much needed institutional knowledge.

Introduce ourselves and review the work from the past year and

- 1) decide on the best time to meet (1st Wednesday if the month at 4 pm)
- 2) We reviewed (and GM Barbara will make sure each member has) the latest versions of CC & R's, the design guidelines, the PowerPoint on why we need to revise the CC & R's, etc.
- 3) Set short term goals for the year: try to meet with all of the sub associations and solicit their help in the effort to change the CC & R's
- 4) Set long term goals for the committee: We are aiming for Fall to Spring 2023-24 to have an election to change the voting threshold to change the CC & R's from 75% of all votes to a simple majority of the votes that are cast.

Matt

Parks and Landscape Committee Report 5/5/2022 meeting To ALRC and VCA Board

Susan Wood opening remarks: Welcomed all members to our first P&L meeting. Members in attendance: Joan Sauer, Sheryl Forte, Lynn Huebner, Susan Wood (chair).

OLD BUSINESS:

For discussion only, The Tangerine Monument refurbishment and water mitigation. At this time we will be bringing the turf back from dormancy. Until we have a plan to move forward with replacement of the grass, it must be maintained to prevent bare dirt and weeds. At this time we feel the infrastructure of the wall planter portion of the monument should be addressed first, and to obtain bids for irrigation, lighting, signage and wall remodel. This would be for both the east and west structures at Tangerine and RVB. This project is a high priority for the committee.

The bid for tree removal and replacement in Hohokam Park was voted on and approved, \$8,403

NEW BUSINESS:

Siena Gate: The report by Signal gate was reviewed and discussed. We agreed to defer the reserve study repair project, continue the maintenance contract for warranty, and replace the emergency GRFD key switch as recommended in report.

RVB and Innovation Irrigation mainline repair: No action was needed by committee, as this is an emergency repair. The water is turned off and with temps climbing the plants must be watered asap.

Wayfarer Resident Request for tree replacement along Woodburne: Several trees have been removed over the years due to causing damage or diseased. They were not replace due to irrigation issues with the Woodburne line. Committee voted to table pending staff providing more information and an irrigation plan.

Signage for Neighborhood Parks: Staff presented examples of possible signage for our parks that would state these are private parks and for community member use only. We discussed at length and key points were made. With the increased traffic in our area due to the Nature Preserve, we have no signage that defines that our neighborhood parks are for residents of the VCA only. Other points covered were; language of the signs, legality, the visual aspect, vandalism and enforcement.

Hohokum Dog Park: A resident requested that we change the rocks to grass at the dog park. She states that the rocks are hot and there is no shade. We discussed that we previously had grass in the dog area, but was impossible to maintain. What is there now is the preferred and recommend dog park surface. However, we did agree it was very hot and asked staff to speak to our vendor, 3rd Degree for the feasibility to add a Sail Shade to the area. To keep both the gravel and the humans cool.

FUTURE GOALS AND PROJECTS OF THE P&L COMMITTEE: We will be compiling a list of projects and presenting it to the ALRC, Finance Committee and Board for consideration for the 2023 and 2024 budget.

The meeting was adjourned at approximately 4:45pm The next meeting June 2nd, 3:00pm. Respectfully Submitted Susan Wood, Chairperson