

APPROVED



**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.*

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**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.***

  
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Vistoso Community Association Secretary

  
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Date