

APPROVED

Vistoso Community Association
Governing Documents Committee Meeting Minutes – Wednesday, July 6, 2022
Via Zoom Videoconference

Members Present: Matt Wood, Ray Gans, Bill Van Dam, Mary Fischer, and Joan Sauer

Absent: Barbara Stough and Bill Van Dam

Staff: Barbara Daoust, General Manager

- I. Call to Order:** The meeting was called to order at 4:08 p.m.
- II. Adopt the Agenda**
Motion was made by Ray Gans and seconded by Joan Sauer to adopt the agenda with one correction. It was noted that the next meeting is scheduled on August 3, 2022. Motion carried.
- III. Chair’s Remarks**
Matt Wood reported he was able to meet with Attorney Wendy Ehrlich to discuss the CC&R amendment. He will give a full report later in the meeting.
- IV. Meeting Minutes**
Motion to approve the June 1, 2022, meeting minutes as presented was made by Ray Gans, seconded by Joan Sauer. Motion passed unanimously.
- V. Old Business**
- A. Discussion on Revised Design Guidelines & Plant List**
Joan Sauer forward copy of her comments on the revised Design Guidelines. Copy will be forward to ALRC for review and comments.
- B. Report on Meeting with Wendy Ehrlich, Esq.**
Matt Wood reported that he and the General Manager met with Wendy Ehrlich to review the process of amending the CC&Rs. Ms. Ehrlich commented that a lot of work still needs to be completed on the revised document and suggested that the association should consider amending the 75% required to change the document to a simple majority rather than change the full document. This would give a clear indication on how successful the association would be in getting the necessary votes to amend the entire document. Both Wendy Ehrlich and Mark Sahl recommended that the vote for the CC&Rs and the Board of Directors be mailed separately since the voting requirements are different. This topic will be placed on the next agenda for further discussion to get input from the two members that were unable to attend.
- VI. New Business**
- A. Calendar Deadlines for CC&R Rollout**
Late summer into fall was discussed to meet with sub-associations to introduce the benefits of changing the CC&Rs.
- B. 2023 Budget Request**
The commercial parcel billings and annexation & declaration rights projects were discussed along with costs related to the amending the CC&Rs. Management was requested to get costs for a separate mailing for the CC&Rs amendment.
- V. Adjournment:** *A motion was made by Joan Sauer and seconded by Ray Gans to adjourn the meeting at 5:08 p.m.*

Next Meeting Date: August 3, 2022, at 4:00pm.