

APPROVED



**Board of Directors Meeting – July 14, 2022**  
**Via Webex Platform**

**BOARD MEMBERS PRESENT:** Gayle Lopez, President; Matt Wood, Vice President; David Light, Treasurer; Dan Sturmon, Secretary; Joe Affinati, Director and Robert Feltes, Director

**Absent:** Carl Buchwald, Director

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

- I. **CALL TO ORDER** - The meeting was called to order by Board President Gayle Lopez at 5:00 p.m.
- II. **Board President Announcements and Remarks**

Gayle Lopez announced that she did reach out to board members to discuss suggestions to keep the meetings to a reasonable length of time. The Landscape and Project Management Report will be in writing and AAA Landscape and staff members will be available for questions. As for board participation the directors will have 3 minutes to speak on a topic. If more time is needed, discussion will be deferred to the end of the meeting or table until the next meeting date.
- III. **ADOPT AGENDA**

**One topic was added to the agenda, Office Moving Expenses.**  
*A motion was made by Matt Wood and seconded by David Light to approve the agenda as amended. Motion passed unanimously.*
- IV. **RVB Street Lights – Christian Monrad, Monrad Engineering**

Chris Monrad reviewed his findings on the performance of the existing street lighting and recommendations for new LED street lighting luminaires to improve light levels and minimizing glare conditions into nearby residential property. A detail power point presentation was provided. Mr. Monrad recommended a 10 light demonstration project near Safeway moving north on Rancho Vistoso Blvd. He suggested that the association troubleshoot the outage of the remaining string of streetlights. A quote will be forward for this part of the project from the electrician. The board discussed various points including shutting off the lights along the boulevard as a test project. The board directed Mr. Monrad to move forward in developing the RFP and soliciting bids for the demonstration project.
- V. **Office Lease**

Matt Wood gave an overview of the office search. The Mountain View Plaza lease has been reviewed by the association attorney and final negotiations on the language has been completed with the landlord's attorney. It was suggested that the association find a real estate agent to find additional properties. This suggestion was made before and was voted down by the board.  
*A motion was made by Matt Wood and seconded by Dan Sturmon to accept the Mountain View Plaza lease. Motion passes with four in favor, Rob Feltes recused himself and one opposing vote casted by Joe Affinati.*
- VI. **Office Moving Expenses**

The board reviewed the proposal submitted by Corovan Anywhere. Since movers are busy this time of year, a decision will need to be made by July 25 to get on the schedule for the last week of August. The board requested management to solicit another proposal and agreed to meet on July 21 at 5:00pm to discuss the proposals.

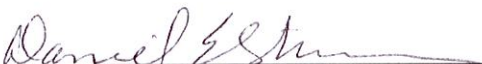
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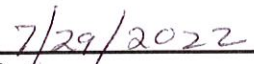
**VII. NEXT MEETING**

The next General Session Meeting is tentatively scheduled for Thursday, July 28, 2022, at 5:30pm.

**VIII. ADJOURNMENT**

*A motion was made by Matt Wood and seconded by David Light to adjourn the meeting at 6:51 p.m.*

  
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Vistoso Community Association Secretary

  
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Date