

APPROVED



Board of Directors Meeting – June 30, 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: Pima County Supervisor Rex Scott, Kate Hiller, Pima County, Jonathan Cooper, Third Degree Recreation; Hanna Delosantos and John Bonillas from 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. PIMA COUNTY SUPERVISOR REX SCOTT

General Manager introduced Pima County Supervisor Rex Scott and Kate Hiller. Supervisor Rex Scott gave an overview on his background, the county supervisor's responsibilities related to the adoption of the budget, oversight of operations for county departments and constitutional offices, and setting the tax rate. County assessment of roads found that 70% were in poor or failed conditions. The county strategy is to have all roads to a good level by 2029.

In discussion concerning water consumption measures, Supervisor Rex clarified that the county is not a water provider and only provides sewer services. However, the county uses storm water collected by detention and retention basins.

Discussion ensued about employee contracts and disclosures.

III. ADOPT AGENDA

One topic was eliminated from the agenda under Old Business, B. VCA Office Space.

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

IV. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the May 26, 2022, and June 9, 2022, meeting minutes. The motion was approved unanimously.

V. CONSENT AGENDA ITEMS

A. Ratify the Approval of Executive Session Minutes: May 25, 2022

B. Ratify the Approval of the Compliance Committee Results/Fines for June 2022 – Results were presented at the Executive Session.

C. Ratify the Approval of Fee Waivers for June 2022- Recommendations were presented at the Executive Session.

D. Ratify Decision on Variance Request for June 2022 – Board reviewed and discussed at Executive Session.

A motion was made by Dan Sturmon, seconded by David Light to approve the consent agenda items A-D. The motion unanimously passed.

VI. HOMEOWNER FORUM

No comments made.

APPROVED

VII. REPORTS

A. Management Report – Management reported on the following topics:

- **Former Vistoso Golf Course** – Mike Ford of the Conservation Fund notified the association that the former Vistoso Golf Course property will be transferred to the Town of Oro Valley on July 8, 2022. The ribbon cutting ceremony will take on July 15, 2022.
- **RVB Street Lights** - Chris Monrad from Monrad Engineering will be presenting his recommendations at the July 14, 2022, open meeting to address the non-functional street fixtures along Rancho Vistoso Blvd.
- **Moore Loop Road** - AAA Landscape reported vandalism to vegetation in the roundabout on Moore Loop Road located near the Alterra community. A police report has been filed. AAA Landscape did clean up the area and removed the damage Saguaro, Ocotillo and Mesquite Tree. AAA landscape will provide an estimate for the replacement of these plants.
- **Moore Loop Road Park** - Mattamy has begun work at the Moore Loop Road Park to address the drainage issues that affects the playground area and the grass area adjacent to this location. The project is anticipated to take about three weeks to complete. Members were notified of the parks partial closure during construction.
- **Tennis Court Lock** - The damaged tennis court lock at Hohokam Park was replaced on June 29th.
- **Sunset Ridge Park Swing** - Third Degree Recreation has removed the gliding swing from the park since the cable had deteriorated. Waiting on an estimate to replace.
- **Playground Surface Replacement** - Replacement of the playground surface is scheduled to be replace at Hohokam and Sunset Ridge Parks during the month of July.
- **Park Furniture Replacement** - The board will be discussing the replacement of benches, picnic tables, trash cans and barbecue grills at Big Wash, Sunset Ridge, Wildlife Ridge Parks and Lost Coyote & Woodshade Trails at the June 30th meeting.
- **Shade Sails** -The shade sails for Wildlife Ridge, Torreno, Hohokam and Sunset Ridge Parks are currently in production and will be installed upon delivery. Third Degree Recreation is working on an estimate for shades for the dog parks.
- **Wildlife Fencing Project** – The Town of Oro Valley has secured the additional funds for this project and anticipates starting the project on July 18, 2022. Management has requested a pre-construction meeting with the contractor.
- **Onsite Office** - The committee has been investigating two locations for office space. One of the leases has been reviewed by the association's attorney and the suggestive changes have been submitted to the owner of the property for review.

VCA Staff is preparing to vacate the current office space located at 945 W Vistoso Highlands Dr. and will be temporarily housed at FirstService Residential Tucson Office at 7616 N La Cholla Blvd. The office phones will be transferred to this location and the number will remain the same.

The current owner of the building has agreed to let the association store their furnishings at the current location until August 31, 2022. This will avoid additional moving costs for the community.
- **Main Line Irrigation Leak** - AAA Landscape has completed the main line irrigation leak at the corner of Innovation and RVB. This system serviced the center islands along RVB and the Oracle Monuments.
- **Erosion Projects** - During the first monsoon AAA Landscape and management monitored the Sunset Ridge and Greenway Channel projects which were completed recently. Greenway Channel did well, and we will continue to monitor through heavy rainfalls. Sunset Ridge had a slight problem and was addressed by AAA Landscape immediately. We will continue to check throughout the rest of the season.

B. Financial Report of the Association – Board Treasurer David Light provided a written report on the May 2022 Financial Statements. No questions were asked.

Mr. Light mentioned that the Finance Committee will be reviewing the Reserve Fund Investment Portfolio and Advisor and will be making recommendations to the board at the next meeting.

The Project Tracking Tool was reviewed by the board. Board Treasurer David Light pointed out that delaying the repair or replacement of assets may contribute to the asset failure or to be more expense in the future. The assets that are on the spreadsheet marked as deferred have been evaluated by a professional and determined

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that the useful life should be extended and is not necessary to have the repair/replacement completed in 2022. In discussion the General Manager suggested that the existing Project Tracking Tool be enhanced to include these details as well as RFP information.

A motion was made by Matt Wood and seconded by Gayle Lopez to accept the May 2022 financial reports. Motion passed unanimously.

C. Landscape Report – Hanna Delosantos from AAA Landscape reported on the following topics:

- Irrigation on all turf areas has been adjusted accordingly for turf transition.
- Two irrigation main line repairs were completed at Woodburne at Wayfarer Way and La Canada at Moore Rd.
- There were drip irrigation failures on Innovation Parkway, Desert Fairways and Vareses Way.
- Tangerine Monuments, Oracle Monuments, Cortona Park, Summerset Park and Valley Vista grass areas are back from dormancy and are now receiving regular irrigation.
- Torreno Parks east and west has been fertilized.
- Dead Rye grass was removed by power raking and mowing turf to allow sun and water to reach Bermuda grass coming in.
- Post emergent is continuing.
- Tree, shrub and agave soil injections have been completed.
- The tree removal on Woodshade Trail was completed and the one on Lantern Way wash has been scheduled.
- Seven work orders were completed.

D. Preserve Vistoso Report – Information on the ribbon cutting ceremony Has been posted on the website.

E. Project Administration & Proposals – Anthony Martin, Project Coordinator reported on the following projects:

- Pulte is in the process of making repairs to erosion on the west side of Moore Loop Road. We are waiting for approval from the Town of Oro Valley on the repairs needed for the common areas within Valley Vista neighborhood.
- **Altera Turnover** – On June 20, 2022, Mattamy started addressing the drainage in the playgrounds and grass area adjacent to this area at the Moore Loop Road Park. This project should be completed on July 1, 2022.
- **Bridal Veil Erosion Project** – The engineer, Tracy Bogardus is in the process of completing the phase 1 drainage analysis and preliminary design concept report. Additional items that needs addressing: access through the subdivision to the north along the existing path and solicit bid from soils engineer for soil report for the channel and grading.
- **Basketball Court Refurish** – Waiting on start date from General Acrylic.
- **Painting** – Project on hold waiting on legal opinion
- **27 Mile Erosion Project** – The board tabled the WLB proposal to update the design plan for the project to the July board meeting.
- **Asphalt Seal/Repair** – RFPs were sent to three vendors and will be presented to the board upon receipt.
- **Irrigation Replacement for components # 320 and #1032** -RFP is currently being worked on.

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** – No questions
- B. **Communication Committee** – No questions
- C. **Compliance Committee** – No questions
- D. **Finance Committee** – No questions
- E. **Nominating Committee** – No report
- F. **Governing Documents Committee** – No questions
- G. **Parks & Landscape Committee** – No questions

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IX. OLD BUSINESS

A. Replace Park Furniture

The board reviewed the power point and discussed the durability of the furniture, warranty and breakdown of costs for the three proposals to replace park furniture at Big Wash, Sunset Ridge, Wildlife Ridge, Woodshade and Lost Coyote Trails. ADA picnic tables will be provided in certain locations at no additional costs. It was noted that the association has Columbia Cascade brand furniture at Hohokam Park for at least 5 years and in very good condition.

A motion was made by Matt Wood and seconded by Dan Sturmon to accept the Columbia Cascade (option #1) proposal to replace the park furniture, trash cans and barbecues grills at cost of \$169,150. Motion was approved unanimously.

X. NEW BUSINESS

A. Yard Sales & Estate Sales Policy

The board reviewed the draft policy.

A motion was made by Gayle Lopez and seconded by Dan Sturmon to accept the Yard Sales & Estate Sales Policy as drafted.

The board requested management to add the word "garage" and add the following language under Yard Sales on page 2, "No yard sales are allowed except on the designated approved dates established by the board".

Gayle Lopez amended the motion, seconded by Dan Sturmon to accept the modification in the language.

Additional changes were suggested under Estate Sales on page 2: Estate sale companies to show proof of being bonded and license and signage must conform with association rules. Management was requested to redraft the resolution.

Motion was withdrawn by Gayle Lopez and seconded by Dan Sturmon.

B. Ridgeview Voting Classification

The past two elections Ridgeview has been voting as a "Single Family" classification. Legal opinion recommends changing the classification to "Other than Single Family" based on their description as a cluster home development. Board President Gayle Lopez had an opportunity to discuss this issue with the President of Ridgeview and there were no objections.

A motion was made by Gayle Lopez and seconded by Dan Sturmon to approve the reclassification of Sub-Association, Ridgeview to "Other Than Single Family" voting category. Motion was unanimously approved.

C. Remove and Replace Trees at Hohokam Park Proposal

The board reviewed and discussed the Hohokam Park proposal and the comments presented by AAA Landscape and member of the Finance Committee member regarding whether tree removal costs were covered under the current contract. It was clarified that the trees in question were never planted by AAA Landscape.

A motion was made by Matt Wood and seconded by David Light to approve the Hohokam Park Proposal presented by AAA Landscape. Motion passed unanimously.

D. Homeowner Response

The board reviewed and discussed the homeowner response language from the association that would be used for members that are requesting documentation that does not exist or for further research or analysis of the existing data.

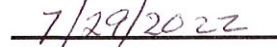
A motion to accept the homeowner response was made by Gayle Lopez and seconded by Matt Wood. Motion was unanimously approved.

XI. NEXT MEETING DATE – The next open session meeting is scheduled for Thursday, July 14, 2022, at 5:00p.m. via zoom.

XII. ADJOURNMENT – ***Motion made by Gayle Lopez, seconded by Rob Feltes to adjourn the meeting at 8:28 p.m. Motion carried unanimously.***



Vistoso Community Association Secretary



Date 7/29/2022