

APPROVED

Vistoso Community Association
Governing Documents Committee Meeting Minutes – Wednesday, August 3, 2022
Via Zoom Videoconference

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

Staff: Barbara Daoust, General Manager

- I. Call to Order:** The meeting was called to order at 4:01 p.m.
- II. Adopt the Agenda**
A request was made to move topic E. under A. in Old Business.
A Motion was made by Bill Van Dam and seconded by Mary Fischer to adopt the agenda as amended. Motion carried.
- III. Meeting Minutes**
Motion to approve the July 6, 2022, meeting minutes as presented was made by Ray Gans, seconded by Joan Sauer. Motion passed with five votes in favor and one abstention by Bill Van Dam.
- IV. Old Business**
A. Update on Revised Design Guidelines & Plant List
The ALRC will be meeting on August 10 to discuss the comments presented by the Governing Documents Committee. The guidelines are down to 30 pages and based on definitions in the current CC&Rs.

Note: Barbara Stough joined the meeting at 4:09pm.

It was suggested that the guidelines consider custom homes requirements. The current guidelines being worked on is for modifications not building new homes.

E. Further Discussion: Report on Meeting with Wendy Ehrlich, Esq. about CC&R Voting

Matt Wood recapped the meeting he had 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.

Committee members felt that the association needs to demonstrate change. At the January 27, 2022, the board agree to have the committee proceed with amending the CC&Rs and the simple majority to amend the CC&Rs. The committee agreed to engage sub-associations and focus groups in using the power point to communicate the benefits of changing the CC&Rs.

A motion was made by Mary Fischer and seconded by Bill Van Dam to request an estimate from Wendy Ehrlich to finish the draft CC&R document. Motion was unanimously approved.

B. Annexation & Declaration Rights Project

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The General Manager gave an overview of the project. The attorney, Lynn Krupnik, stated that the association engaged requested that WLB provide original boundary drawing based on legal descriptions dated 1986. The copy that is provided in the 1987 CC&Rs is illegible. The proposal is under legal review.

C. Commercial Parcel Billings

The project consists of WLB completing a ground survey for 6 commercial parcels. Once the report is received the board will review the findings and will be shared with the committee.

D. 2023 Budget Request

The committee discussed the following budget requests for 2023:

- Two mailings -\$20,000
- Map Project - \$1,500
- Legal costs related to the CC&Rs amendment project

VI. New Business

A. Calendar Deadlines for CC&R Rollout

The committee discussed the opportunity to reach out to at least two sub-association's presidents within the next two weeks.

V. Adjournment: *A motion was made by Bill Van Dam and seconded by Joan Sauer to adjourn the meeting at 5:20 p.m.*

Next Meeting Date: September 7, 2022, at 4:00pm.