



Board of Directors Meeting – September 15, 2022
Via Webex Platform

BOARD MEMBERS PRESENT: Gayle Lopez, President; Matt Wood, Vice President; Dan Sturmon, Secretary; and Ted Dann

Absent: David Light, Treasurer; Joe Affinati, Director; and Robert Feltes, 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 3:01 p.m.

II. ADOPT AGENDA

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the agenda. Motion passed unanimously.

III. COMMITTEE 2023 BUDGET REQUESTS

A. Communication Committee

Gayle Lopez, Board President and Chair of the Communication Committee presented the 2023 budget request from the committee. She pointed out the following:

- Gayle Lopez provided a brief history of the committee and described that the committee produces the newsletter, oversees the website and engages in timely and effective communication to the members.
- Budget funding request for 2023 include the website domain, web hosting via GoDaddy, managed SSL certificate, Microsoft 365, WordPress Plugins and Mailchimp for the newsletter for a total of \$4,808.
- A comparative cost breakdown was presented from 2020 to projective expenses for 2022.
- Advertising has decrease due to the change in platform from paper copy to electronic and advertisers having other places to market their services.

B. Governing Documents Committee

- Matt Wood, Board Vice President and Chair of the Governing Documents Committee explained the committee has been focusing on revising the CC&Rs to provide the members an easier document to navigate. The members will be asked to consider changing the 75% required votes to amend the document to a simple majority. The committee is meeting with sub-association to discuss the benefits of changing the CC&Rs and to find out their interests.
- The budget request for 2023 entails: three mailings, advertising to support the three mailings, legal service and funds to complete the map project for a total of \$24,275.

C. ALRC

- Dan Sturmon, Board Secretary and Chair of the ALRC reported on the need to refresh the four out of five common area monuments and to become a model community in supporting water conservation efforts.
- Currently the monument signage is blocked by the overgrown plantings, lighting and irrigation is not working properly. The association is currently using 1.1 million gallons of water to keep the four monuments green.
- The current reserves have funds available in 2026 to update the monuments. The amount of \$73,883 will not cover the current costs for this project. The ALRC is proposing to invest \$3,850 slated for monuments this year to invest in hiring a landscape architect to develop a design. Estimate for the design is \$10,000.
- The committee presented two plans for consideration and reviewed estimated costs of the projects and the savings in reducing water consumption.

DRAFT

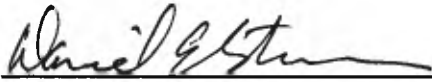
- The following recommendation were made to the board for consideration; (1) in 2022 solicit 3 premium landscape architect proposals for a desertscape design for the four monuments; (2) Board approval of Plan A or Plan B which will result in a savings of \$238,500 over 5 years. The committee is recommending Plan A which reflects a budget request of \$136,500; (3) Solicit bids for the monuments to install and maintain to eliminate disagreement on responsibility and/or warranty issues; and (4) Landscape companies will request to submit a quote per the design and an enhanced proposal with modification to the current design.

IV. NEXT MEETING

The next General Session Meeting is tentatively scheduled for Thursday, September 29, 2022, at 5:30pm.

V. ADJOURNMENT

A motion was made by Gayle Lopez and seconded by Dan Sturmon to adjourn the meeting at 3:50 p.m.



Vistoso Community Association Secretary

10/10/2022
Date