



**Vistoso**  
COMMUNITY ASSOCIATION  
Board of Directors Meeting

Thursday, October 27, 2022, beginning at 5:30 P.M.  
Meeting platform via Video & Audio Conferencing

Homeowners are encouraged to join Zoom Meeting at

<https://us02web.zoom.us/j/8445866556>

Meeting ID: 844 586 6556

Questions can also be submitted in advance at [AskVCA@ranchovistosohoa.com](mailto:AskVCA@ranchovistosohoa.com)

⌘ General Session Call to Order at 5:30 p.m. ⌘

- I. Board President Announcements and Remarks – Gayle Lopez
- II. Roll Call and Adopt Agenda
- III. Review and Approval of Minutes of Previous Board Meetings
- IV. Consent Agenda Items
  - A. Ratify the Approval of the Executive Session Minutes – September 28, 2022
  - B. Ratify the Approval of the Compliance Committee Results/Fines for October 2022 - Results were presented at Executive Session meeting.
  - C. Ratify the Approval of Fee Waivers for October 2022 – Recommendations were presented at the Executive Session.
  - D. Ratify the Variance Decision of the Board at the Executive Session on October 26, 2022
- V. Homeowner Forum – Please state your name and address in VCA (3 minute limit per person)
- VI. Reports (2-minute limit)
  - A. Manager Report – The General Manager will provide a brief update on the status of community.
  - B. Financial Report of the Association & Project Tracking Tool – David Light, Treasurer
  - C. Landscape Report – AAA Landscaping – Hanna Delosantos
  - D. Project Administration Report – Anthony Martin, FirstService Residential
    1. Asphalt Proposals
- VII. Committee Reports (Written reports have been submitted and are posted on the VCA website for review.)
  - A. Architectural and Landscaping Review Committee
  - B. Communications Committee
  - C. Compliance Committee
  - D. Finance Committee

- E. Governing Documents Committee**
- F. Nomination Committee Report** (No report at this time.)
- G. Parks & Landscaping Committee**

**VIII. Old Business**

- A. Project Management Proposal for Gravel Replenishment Project**

**IX. New Business**

- A. Street Lighting Proposals for Demo Project**
- B. Adoption of 2023 VCA and Siena Budget and Assessment Amount**
- C. Governing Documents Revised Charter**
- D. Carpenter Hazlewood 2023 Rates**
- E. Office Furniture Choices**
- F. Pima Flood Control Request**

- X. Next Meeting** - The next General Session is tentatively scheduled for Thursday, December 8, 2022 at 5:30 p.m. via Zoom.

**XI. Adjournment**



**Board of Directors Meeting – September 29, 2022**  
**Via Webex Platform - GENERAL SESSION MINUTES**

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

**ABSENT:** Ted Dann, Director and Robert Feltes, Director

**GUESTS:** Hanna Delosantos and Rob Barnett 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. BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS**

Gayle Lopez announced that Jim Dobbin stepped down from the Communication Committee and being the Webmaster for the association’s website. She thanked him for his dedication and service to the community. Tim O’Keefe, a Communication Committee member has taken over the role.

Ms. Lopez reminded participants when recognized to speak to turn their video on, state their name and address. Each member will have three minutes to speak, and the discussion will alternate between opposition to support of the motion on the floor.

**III. ROLL CALL AND ADOPT AGENDA**

Two topics were added to the agenda under IX. New Business, F. Street Light Repair and G. Architectural Submittal Process.

*A motion was made by Matt Wood and seconded by David Light to approve the agenda as amended. Motion was approved unanimously.*

**IV. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS**

*A motion was made by Matt Wood and seconded by Joe Affinati to approve the minutes as presented. One change was made to the September 1, 2022, minutes to revise the call to order time to 10:00am. Motion was revised by Matt Wood and seconded by Joe Affinati to amend the motion to approve the August 25, September 1 as amended and the September 15, 2022, meeting minutes. Motion was approved unanimously.*

**V. CONSENT AGENDA ITEMS**

- A. Ratify the Approval of Executive Session Minutes: August 24 and September 1, 2022
- B. Ratify the Approval of the Compliance Committee Results/Fines for September 2022 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for September 2022- Recommendations were presented at the Executive Session.

*A motion was made by Matt Wood, seconded by David Light to approve the consent agenda items A-C. The motion unanimously passed.*

**VI. HOMEOWNER FORUM**

No comments made.

## VII. REPORTS

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

- **RVB Street Lights** -Chris Monrad from Monrad Engineering has completed the RFP for the Demo Project of installing 10 new light fixtures along RVB (starting at Safeway) as per the board’s direction. He currently is in the process of soliciting bids for this project.  
Mountain Power Electric did complete the inspection of the string of streetlights that are still out and finished cleaning pull boxes 151-197, 132-154 & 168-198. They recommend replacing one of the main breakers since it keeps tripping. Chris Monrad reviewed their report and agreed that the breaker should be replaced. The board will be reviewing the proposal at tonight’s meeting.
- **Sunset Ridge Park Swing** - At last month’s meeting the board decided to replace the damaged gliding swing at Sunset Ridge Park with a traditional belted swing set. The set is currently on order.
- **Park Furniture Replacement** - Park furniture for Big Wash, Sunset Ridge, Wildlife Ridge Parks and Lost Coyote & Woodshade Trails is currently on order.
- **Shade Sails** - The shade sails for Wildlife Ridge, Hohokam and Sunset Ridge Parks are in the process of being installed. One of the shades for Torreno Park was angled wrong from the factory and is getting fixed. Also, someone tried to remove the new shade at Torreno Park. This has been reinstalled by Third Degree Recreation and reported to the police department.
- **Wildlife Fencing Project** - This project was initiated by residents during the widening of Oracle Rd (SR 77) several years ago. The original wildlife fencing was about 10 ft. tall and to run along the west side/back of the homes. Essentially it is meant to keep wildlife from crossing the highway. The intent is for wildlife to cross under the highway via a large culvert between Scenic Overlook Pl and Big Wash Overlook Pl. The project is funded by the RTA and being administered by the Town of Oro Valley.  
Construction plans were distributed to VCA members. They include a depiction of the gates and block walls that will be at both streets, a cattle guard at the north site and some fencing relocations. The schedule was update 8-31-22. The clearing and grubbing work and fence removals are complete. The contractor (Sellers and Sons) will be potholing to locate utility lines. Once the utilities are located work for the wall footings, cattle guard and electrical service will take place. The last items to be installed will be the gates and the 2 ft. high decorative fencing on top of the block wall. Work is tentative to be complete mid-November.  
The TEP service locations have been confirmed. The location on Big Wash Overlook Pl was changed from the location on the plans. Sketches were included in the email that went to VCA members on the confirmed locations. The service line will be trenched from the existing transformer box to the new meter location. The meter requires an easement to TEP to be able to access it. The Town of Oro Valley is working with their contractor to get the paperwork and the HOA will need to sign/approve them (one at each gate).
- **Onsite Office** - The landlord for the new office location has applied to the TOV for a permit. Once the permit is obtained, they will begin renovations on the suite. Management has received the flooring samples. Board President Gayle Lopez, Vice President Matt Wood and management will meet to make paint color and flooring selections. FirstService Residential staff received two proposals for wiring the new location for our technology needs. This topic is on the agenda for further discussion by the board.  
The VCA furnishings are currently being stored at the AZ Self Storage facility. Once we are ready to move in Expert Movers Arizona will move the association to the new location.
- **Capital Projects** - The board will be discussing painting proposals at the September 29 meeting.
- **Erosion Projects** - John Spiker, Town of Oro Valley Engineer has directed the association to provide a design plan to address the erosion for the N Big View Ct drainage area. Anthony Martin from FirstService Residential has solicited proposals from Tracy Bogardus, Bogardus Engineering and John Wise from WLB.
- **Reserve Study Update** - The association has received the reserve study from Association Reserves on September 19. Copy has been distributed to the board for review.

- **Community Events** - The community yard sale is scheduled for October 8 from 7:00am until 2:00pm. This event will be advertised.  
At the September 29 meeting, the board will be discussing a fall community event to be held at the Moore Loop Park.
- **2023 Budget** - Management and the Finance Committee has been working on the proposed budget for 2023. The committee will be meeting with the board to review & discuss the draft budget in early October and the board is expected to adopt the budget during the October 27 meeting.
- B. **Financial Report of the Association** – Board Treasurer David Light provided a written report on the July 2022 Financial Statements. He pointed out that the Printing/Postage/Misc. line item is over budget, and he will be looking into the expenses that are charged to GL code 5040.

Note: Dan Sturmon joined the meeting at 5:51pm.

*A motion was made by Matt Wood and seconded by Joe Affinati to accept the August 2022 financial report. Motion was approved unanimously.*

- C. **Landscape Report** – Hanna Delosantos from AAA Landscape provided a written report which was included in the board packet and posted on the website.
- D. **Project Administration & Proposals** - Anthony Martin, Project Coordinator provided a project update written report to the board and is posted on the website.

**1. Painting Project**

The board reviewed and discussed the painting proposals received.

*A motion was made by Matt Wood and seconded by Dan Sturmon to approve the proposal submitted by Facelift Painting. Motion passed unanimously.*

**2. Engineering Proposals for the Erosion Project off of N Big View Ct**

Anthony Martin reviewed the engineering proposals received from WLB and Bogardus Engineering with the board.

*A motion was made by David Light and seconded by Matt Wood to approve the WLB proposal. Motion was approved unanimously.*

**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** – Since David Light wanted to address an item, the board will come back to this topic later in the meeting.
- E. **Nominating Committee** – No report
- F. **Governing Documents Committee** - No questions
- G. **Parks & Landscape Committee** – No questions

**VIII. OLD BUSINESS**

**A. Board Meeting Protocol**

Matt Wood presented the draft meeting protocol.

*A motion was made by Matt Wood and seconded by Dan Sturmon to accept the meeting protocol as written.*

Language was suggested to be included such as parliamentary procedure, provision for members, board members code of conduct and procedures to expand the meeting time.

*After discussion, Matt Wood and Dan Sturmon agreed to table the motion.*

**IX. NEW BUSINESS**

**A. Fall Community Event at Moore Loop Road Park**

The board discussed the event to officially open and name the park.

*A motion was made by Gayle Lopez and seconded by Matt Wood to approve holding the event. Motion carried unanimously.*

**B. Finance Committee Revised Charter**

This topic was tabled until the correct charter is relined for board review.

**C. Comcast Business Account**

The board reviewed the Comcast agreement for the new office location.

*A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Comcast agreement for the new office. Motion unanimously passed.*

**D. Technology Set Up for New Office**

The board reviewed proposals for setting up the IT for the new office location.

*A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Corporate Technology Solutions proposal. Motion was unanimously approved.*

**E. School Field Trip Access to Common Areas**

Innovation Academy is requesting access to the association's common area park and trails to conduct a nature field trip for third and fourth graders on October 2, 4 and 6. A certificate of insurance has been submitted.

*A motion was made by Matt Wood and seconded by Dan Sturmon to approve the request. Motion carried unanimously.*

**F. Street Light Repair**

The board reviewed and discussed the proposal from Mountain Power Electric to repair the breaker for the 15 lights that are out.

*A motion was made by Dan Sturmon and seconded by Matt Wood to approve the Mountain Power Proposal. Motion passed unanimously.*

**G. Architectural Submittal Process**

The board did discuss whether to pass the application cost of \$20 onto the homeowner for the submission of architectural modifications or the association to absorb the cost. Currently staff processes 620 applications per year.

*A motion was made by Joe Affinati and seconded by Matt Wood to have the association absorb the cost. Motion was unanimously approved.*

**Finance Committee Report**

David Light presented the recommendation of the Finance Committee to remove the cash analysis report from the finance statements and replace with a standard cash flow statement.

*A motion was made by David Light and seconded by Gayle Lopez to remove the cash analysis report and replace with a standard cash flow statement instead. The motion passed unanimously.*

**X. NEXT MEETING DATE** – The next open session meeting is scheduled for Thursday, October 27, 2022, at 5:30 p.m. via zoom.

**XI. ADJOURNMENT** – *Motion made by Matt Wood, seconded by Dan Sturmon to adjourn the meeting at 7:13 p.m. Motion carried unanimously.*

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Vistoso Community Association Secretary

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Date



**Board of Directors Meeting – October 10, 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 Dan Sturmon and seconded by Matt Wood to approve the agenda. Motion passed unanimously.*

**III. REVIEW OF 2023 PROPOSED VCA & SIENA BUDGETS**

**2023 Proposed Siena Budget**

The Board reviewed the Siena proposed budget and discussion ensued on the following topic: Siena’s fountain, entrance landscaping, front gates refurbishment has been suggested by the Parks and Landscape Committee. Staff has been requested to solicit bids on these elements and to provide options to the committee and the board for consideration. Two board recommendations for 2023 funding were made, (1) to allocate \$10,000 in the reserves for the gates and \$7,000 in the operating GL code P5350 Fountain Maintenance; and (2) to add \$15,000 in the operating budget for the fountain feature and an additional \$10,000 to cover the landscaping and gate. Further discussion took place about creating a capital fund for these types of projects.

**2023 Proposed VCA Budget**

The board reviewed the VCA proposed budget and discussion ensued on the following topic: The board discuss various scenarios and percentages in funding the reserves for 2023.

Note: Joe Affinati left the meeting at 5:03pm.

The board directed the finance committee to present budgets that contain a 5% increase in assessments, reflects \$300,000 reserve expenditures for drainage mitigation and \$241,500 for the refurbishment of the four entries monuments. It also instructed the committee to produce a budget that showed the contribution to reserves at 70% and 80% fund balance.

**IV. NEXT MEETING**

The next General Session Meeting is tentatively scheduled for Thursday, October 27, 2022, at 5:30pm.

**V. ADJOURNMENT**

*A motion was made by Matt Wood and seconded by Gayle Lopez to adjourn the meeting at 5:14 p.m.*

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Vistoso Community Association Secretary

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Date



**Board of Directors Meeting – October 19, 2022**

**Via Webex Platform**

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

**ABSENT:** Joe Affinati, Director; Ted Dann, Director and Robert Feltes, Director

**GUESTS:**

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

**I. PRESIDENT REMARKS**

Gayle Lopez explained that SmartWebs is a third- party software for architectural submittals made by homeowners. The cost of \$20.00 per submission which has been passed onto the association, the board has agreed to absorb the expense. This will provide more efficiencies to the processing of requests.

**II. CALL TO ORDER AND ADOPT AGENDA** - The meeting was called to order by Board President Gayle Lopez at 3:00 p.m.

*A motion was made by Gayle Lopez and seconded by Dan Sturmon to approve the agenda. Motion passed unanimously.*

**III. OVERVIEW OF SMARTWEBS**

Priscilla Harris, Assistant Community Manager presented the software that will track architectural submission by homeowners.

The association processes over 600 submittals per year. The software features include automatic replies to homeowners on the status of their submission and contains the details of the modification and status of the request.

**IV. NEXT MEETING**

The next General Session Meeting is tentatively scheduled for Thursday, October 27, 2022, at 5:30pm.

**V. ADJOURNMENT**

*The meeting A motion was made by Matt Wood and seconded by Gayle Lopez to adjourn the meeting at 3:37 p.m.*

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Vistoso Community Association Secretary

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Date





## Management Report October 2022

### For the Month of September 2022

ARC Submittals: 34

Denied: 3

Approved: 31

Resale Inspections: 28

Total Open Work Orders: 39

New Work Orders: 15

Closed/Completed: 4

Tennis Cards Processed

New: 5

Exchange: 2

Walk-ins: 8

Calls Received: 535

Violations- New: 48

Parking and weeds are top compliance issues this past month.

Total Open Violations: 408

### **RVB Street Lights**

The association has received three proposals for the street lighting Demo Project to install 10 new light fixtures along RVB (starting at Safeway). The board will be reviewing and discussing this topic at the October 27<sup>th</sup> meeting.

The board did engage Mountain Power Electric to replace a main breaker to address the outage of streetlights from Quiet Rain Way to Vistoso Highlands. This project is scheduled for Wednesday, October 19 and should be completed within one day.

### **Sunset Ridge Park Swing**

The traditional belted swing set to replace the glider swing is on ordered and expected date of delivery is the latter part of November.

### **Park Furniture Replacement**

Park furniture for Big Wash, Sunset Ridge, Wildlife Ridge Parks and Lost Coyote & Woodshade Trails should be deliver by the end of October. Removal of the old and installation of the new furniture and equipment to follow.



### **Shade Sails**

The shade sails for Wildlife Ridge and Hohokam Park are scheduled to be installed the week of October 17. Sunset Ridge Park, two out of the three have been installed. At Torreno Park, one of the shades was sent back for resizing.

### **Playground Cover**

Third Degree Recreation ran into a supplier issue and is currently addressing.

### **Wildlife Fencing Project**

Update from the Town of Oro Valley: This project was initiated by residents during the widening of Oracle Rd (SR 77) several years ago. The original wildlife fencing was about 10 ft. tall and to run along the west side/back of the homes. Essentially it is meant to keep wildlife from crossing the highway. The intent is for wildlife to cross under the highway via a large culvert between Scenic Overlook Pl and Big Wash Overlook Pl. The project is funded by the RTA and being administered by the Town of Oro Valley.

Sellers and Sons, the contractor for this project reported that the new meters to be installed will need an easement agreement with the association to access in both locations (one for each gate). The Town of Oro Valley is working on the paperwork for the board to review and approve. The masonry work has started. The gate company has indicated there may be a delay in getting the steel for the fabrication of the gates. The anticipated completion date for this project is November 28, 2022.

### **Onsite Office**

Currently the association is waiting on a start date on the renovations from the landlord. Paint and flooring selection have been completed and submitted to the project manager. The electric account for the suite has been activated so that IT work can start. Comcast will be installing the Business VoiceEdge Service on October 19. Our phone service will be interrupted for about 30 minutes between 10:00am and 12:00pm while they work on the system. An email will be sent to members advising them of this situation. On November 1, Corporate Technology Solutions (CTS) will be onsite to start the data wiring of the suite. This will take approximately 4 days to complete. At the October 27 meeting the board will be considering desks and office chairs selections from vendors since at our last location the desks were built ins.

### **Capital Projects**

The board will be discussing asphalt proposals at the October 27 meeting for parking lots at Hohokam, Wildlife, Big Wash, Sunset Ridge Park, Woodshade Trail, Vista Marabella Parcel and Eagles Summit Parcel.

### **Erosion Projects**

Currently the association is addressing the following three drainage areas.

- At the last board meeting WLB was engaged to create design plans to address the erosion at N Big View drainage area.
- 27 Mile – WLB has updated the drainage design from 2019. FirstService Residential, WLB and TOV Engineer met to review the plans and they were agreed upon. Currently the association is out to bid on this project.



- Bridal Veil – Tracy Bogardus from Bogardus Engineering is working with WLB to determine the termination area of the project. The association should have the drainage report and the second phase proposals shortly.

### **Community Events**

The association will be officially opening the Park located on Moore Loop Road near the Alterra and Valley Vista communities. The event is scheduled for November 12 from 9:00am until 11:00am. Members will be solicited for their votes on naming the park. Snacks and refreshments will be served. This event will be sponsored by AAA Landscape.

### **2023 Budget**

The board will be adopting the 2023 budget and setting the assessment rate for VCA and Siena at the October 27<sup>th</sup> meeting.

**Vistoso Community Association**  
**Board of Directors Meeting, *October 27th, 2022***  
**Treasurer's Report**

I have reviewed the VCA financial statements as of **September 30, 2022**, including the monthly Checkbook Register reports, all of the association's bank statements with their associated monthly reconciliation reports, the AR Aging Reports and its Delinquency Report, the Trial Balance Report, the General Ledger Reports, the Fund Balance Sheets, the monthly Budget Comparison Reports, daily invoice approvals, and the monthly Income & Expense Statements. I noticed no irregularities.

**1. Balance Sheet.**

- a. **Operating Fund Balance.** At \$1,072,392 (down about \$16.4K from last month), the fund has more than an adequate cushion to protect against surprise expenditures or unanticipated delayed revenues.
- b. **Reserve Fund Balance.** The reserve fund ending balance is \$3,004,839 (down about \$53K from last month). Approximately one third of this balance is invested in an RBC-advised bond portfolio, and the remaining two-thirds are in a number of money market accounts.
- c. **Liquidity.** The Operating Fund has two main components: a checking account of a bit under \$500K, and a savings account of over \$600K—both readily available to cover expenses. (For an association our size, two times the average monthly expenses is considered an adequate cushion. VCA's monthly expenses average about \$200K.) For the reserve fund, two-thirds (about \$2M) is in MMAs, and readily available for all anticipated expenditures this year.

**2. Accounts Receivable.** Receivables, net of the allowance for doubtful accounts, is \$136,057, which is close to \$31.3K less than last month's balance.

**3. Operating Fund Income Statement.**

- a. **Revenue.** Total income for the month was \$168,455 (almost exactly the same revenue as the previous month). This was about \$4K under budget due primarily to lower revenues from rebill fees, late fee income, and builder assessments. The year-to-date total is \$1,569,759, which is about \$17K over budget.
- b. **Expenses.** Total expenses for the month were \$190,893—about \$2K under budget. Year-to-date, expenses came in \$32.2K under budget. Net income, YTD, was a loss of \$150K, but still \$49K better than budgeted (a deficit of \$260K was budgeted for the year). Accounts of note YTD include Printing/Postage/Misc (\$17.8K over), Landscape Contract (\$80.8K over), Tree Trimming/Removal (\$6.3K over), irrigation repairs (\$10.3K over), and Janitorial (\$10.5K over). On the plus side were Salaries & Benefits (\$38.1K under, due to a staff vacancy), Major Projects (\$13.2K under) and Water/Sewer (\$13K under).

**4. Reserve Fund.**

- a. **Revenue.** As budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$58,333 (\$700K for the year).
- b. **Expenditures.** There were \$87.9K of expenditures for the month, all spent for the replacement of playground equipment and structures.
- c. **Investment Portfolio.** We currently have in the reserve fund just over \$3 million invested in a series of money market accounts (approximately \$2M), and a professionally managed (by RBC) bond portfolio of about \$986K, which is down about \$107.5K for the year-to-date after a loss of \$27.7K in September.

**5. Siena**

- a. **Overall financial condition.** At \$15.6K (up about \$2K over the previous month), the operating fund is significantly more than adequate to cover its expenses. The reserve fund, at \$196.3K, is at just over 80% of full funding—very adequate. Net operating income is still overbudget by about \$1K YTD.

*David Light, Treasurer*



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
09/30/2022**

<b>OPERATING FUNDS</b>		
OPERATING CASH	452,503.25	
METROPOLITAN BANK - SAVINGS	598,873.57	
US BANK SAVINGS	10,014.95	
DUE FROM RESERVES	11,000.00	
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<b>TOTAL OPERATING FUNDS</b>		<b>1,072,391.77</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	(11,000.00)	
RESERVE RBC WEALTH MGMT	969,506.15	
RESERVE RBC CASH PLUS MM	16,088.62	
RESERVE- FVCB MMA	249,665.96	
RESERVE- PACWEST BANK MMA	249,913.62	
RESERVE- CIT BANK MMA	242,598.89	
RESERVE- ENTERPRISE BANK MMA	250,302.70	
RESERVE- METRO PHOENIX BANK MMA	178,414.58	
RESERVE- SIGNATURE BANK MM	249,720.89	
RESERVE- STERLING BANK MMA	249,787.74	
RESERVE- US BANK MMA	356,659.38	
RESERVES - ACCRUED INTEREST	3,180.84	
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<b>TOTAL RESERVE FUNDS</b>		<b>3,004,839.37</b>
<b>DEPOSITS</b>		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
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<b>TOTAL DEPOSITS</b>		<b>3,024.22</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	229,019.31	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(92,962.40)	
PRE-LEGAL RECEIVABLE	49,566.99	
CONTINGENT PAYABLE	(49,566.99)	
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<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>136,056.91</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	16,294.50	
PREPAID EXPENSES	55.55	
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<b>TOTAL OTHER ASSETS</b>		<b>16,350.05</b>



**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
09/30/2022**

<b>TOTAL ASSETS</b>		<b>4,232,662.32</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		
ACCOUNTS PAYABLE	72.23	
ACCRUED EXPENSES	52,056.02	
PREPAID ASSESSMENTS	402,112.73	
REFUNDABLE DEPOSIT	8,775.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
<b>TOTAL LIABILITIES</b>		<b>513,389.60</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	2,889,852.15	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	114,987.22	
<b>TOTAL RESERVE</b>		<b>3,004,839.37</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	864,379.72	
CURRENT YEAR RESERVE EQUITY	(114,987.22)	
CURRENT SURPLUS/(DEFICIT)	(34,959.15)	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>714,433.35</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,232,662.32</b>



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
157,949	152,853	5,096	4000	ASSESSMENT INCOME	1,413,621	1,375,677	37,944	1,834,240
58,932	58,932	0	4001	COMMERCIAL DUES	527,478	530,388	(2,910)	707,189
746	175	571	4030	INTEREST INCOME	2,432	1,575	857	2,100
2,883	1,417	1,466	4050	COLLECTION COST REIMBURSEMENT	12,832	12,753	79	17,000
50	250	(200)	4050FR	FILE REVIEW FEE	1,150	2,250	(1,100)	3,000
0	58	(58)	4050MU	MONITOR TRUSTEE SALE	190	522	(332)	700
190	292	(102)	4050RR	FILE TRANSFER FEES	3,135	2,628	507	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	378	(378)	500
0	0	0	4055	RECOVERY-COLLECTION	964	0	964	0
(753)	2,500	(3,253)	4070	LATE FEE INCOME	16,838	22,500	(5,662)	30,000
105	58	47	4075	NSF FEE	910	522	388	700
6,207	9,547	(3,340)	4205	BUILDER ASSESSMENT	78,760	85,923	(7,163)	114,560
659	1,250	(591)	4900	VIOLATION FINES	9,997	11,250	(1,253)	15,000
0	0	0	4922	KEYS	75	0	75	0
0	333	(333)	4945	NEWSLETTER INCOME	275	2,997	(2,722)	4,000
(180)	3,167	(3,347)	4950	REBILL FEE	26,100	28,503	(2,403)	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(524,997)	(524,997)	0	(700,000)
168,455	172,541	(4,086)		<b>TOTAL INCOME</b>	<b>1,569,759</b>	<b>1,552,869</b>	<b>16,890</b>	<b>2,070,489</b>

<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
8,037	7,500	537	5000	MANAGEMENT FEE	69,827	67,500	2,327	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	28,809	36,000	(7,191)	48,000
0	199	(199)	5005	RESERVE STUDY	1,195	1,791	(596)	2,390
12,098	22,917	(10,819)	5007w	SALARIES & BENEFITS	168,164	206,253	(38,089)	275,000
0	3,167	(3,167)	5009A	REBILL FEE EXPENSE	26,340	28,503	(2,163)	38,000
105	58	47	5009B	NSF FEE EXPENSE	910	522	388	700
1,735	3,750	(2,015)	5010	LEGAL EXPENSE	24,236	33,750	(9,514)	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	2,250	(2,250)	3,000
0	1,000	(1,000)	5014	'CC&R REVISIONS PROJECT	1,453	9,000	(7,548)	12,000
2,883	2,333	550	5020	LIEN/COLLECTION COST	19,150	20,997	(1,847)	28,000
50	250	(200)	5020F	FILE REVIEW FEE	1,150	2,250	(1,100)	3,000
1	58	(58)	5020M	MONITOR TRUSTEE SALE	190	522	(332)	700
190	292	(102)	5020RR	FILE TRANSFER FEE EXPENSE	3,135	2,628	507	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	378	(378)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	7,875	(7,875)	10,500
0	125	(125)	5033F	ADVERTISING	626	1,125	(499)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	315	315	0	420
56	83	(27)	5039	WEBSITE	599	747	(148)	1,000
8,261	5,553	2,708	5040	PRINTING/POSTAGE/MISC	67,782	49,977	17,805	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
121	83	38	5046	NEWSLETTER	1,193	747	446	1,000
1,150	1,125	25	5047B	OFFICE EQUIPMENT RENTAL	9,180	10,125	(945)	13,500
116	333	(217)	5048	OFFICE EXPENSE	1,643	2,997	(1,354)	4,000
0	250	(250)	5052	PRINTING	932	2,250	(1,318)	3,000
0	0	0	5055	MEETING EXPENSE	17,417	16,000	1,417	16,000
270	364	(94)	5059	POSTAGE	4,017	3,276	741	4,370
0	208	(208)	5063	MILEAGE	1,183	1,872	(689)	2,500
1,195	417	778	5065	PROFESSIONAL FEES	4,935	3,753	1,182	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	72	(72)	100
0	125	(125)	5068	GIFTS	34	1,125	(1,091)	1,500
0	42	(42)	5070	PROPERTY TAXES	360	378	(18)	500
0	583	(583)	5080	CORPORATE TAXES	4,925	5,247	(322)	7,000
7,080	3,333	3,747	5088	BAD DEBT EXPENSE	23,150	29,997	(6,847)	40,000
2,695	2,453	242	5090	INSURANCE	24,066	22,077	1,989	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	3,753	(3,753)	5,000
1,891	417	1,474	5099	MISCELLANEOUS EXPENSE	1,891	3,753	(1,862)	5,000
51,169	62,645	(11,476)		<b>TOTAL ADMINISTRATIVE</b>	<b>508,942</b>	<b>579,805</b>	<b>(70,863)</b>	<b>767,750</b>

UTILITIES

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**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
23,589	16,667	6,922	5100	WATER/SEWER	137,014	150,003	(12,989)	200,000
2,977	4,333	(1,356)	5120	ELECTRIC	33,357	38,997	(5,640)	52,000
38	38	0	5125	GAS	281	342	(61)	450
0	21	(21)	5140	SANITATION	45	189	(144)	250
280	458	(178)	5151	PHONE	2,811	4,122	(1,311)	5,500
271	183	88	5151B	INTERNET	2,062	1,647	415	2,200
(46)	54	(100)	5152	ALARM MONITORING	465	486	(21)	650
(45)	0	(45)	P5120	ELECTRIC	0	0	0	0
-----	-----	-----			-----	-----	-----	-----
27,065	21,754	5,311		TOTAL UTILITIES	176,036	195,786	(19,750)	261,050
				L A N D S C A P I N G				
101,111	91,042	10,069	5200	LANDSCAPE CONTRACT	900,136	819,378	80,758	1,092,500
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	3,753	(3,628)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	24,348	37,503	(13,155)	50,000
0	1,667	(1,667)	5220	IRRIGATION REPAIRS	25,327	15,003	10,324	20,000
242	167	75	5222	BACKFLOW INSPEC/RRPS	242	1,503	(1,261)	2,000
0	1,667	(1,667)	5240	TREE TRIMMING/REMOVAL	21,290	15,003	6,287	20,000
-----	-----	-----			-----	-----	-----	-----
101,352	99,127	2,225		TOTAL LANDSCAPE	971,468	892,143	79,325	1,189,500
				C O M M O N A R E A				
0	833	(833)	5700	BUILDING MAINTENANCE	400	7,497	(7,097)	10,000
2,184	83	2,101	5700K	KEYS/LOCK REPAIR	4,712	747	3,965	1,000
0	83	(83)	5711	PAINTING MAINT	0	747	(747)	1,000
3,600	1,216	2,384	5722	ELECTRIC REPAIRS/SUPPLIES	5,339	10,944	(5,605)	14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	1,503	(1,503)	2,000
1,612	667	945	5769A	JANITORIAL	16,499	6,003	10,496	8,000
0	0	0	5770	GENERAL MAINTENANCE	600	0	600	0
1,678	1,833	(156)	5774	PET WASTE REMOVAL	15,098	16,497	(1,400)	22,000
480	1,500	(1,020)	5779CC	SECURITY PATROL	6,248	13,500	(7,252)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	4,500	(4,500)	6,000
290	833	(543)	5800	COMMON AREA MAINTENANCE/REPAIRS	2,172	7,497	(5,325)	10,000
1,225	667	558	5845	PARK MAINT	4,258	6,003	(1,745)	8,000
239	333	(95)	5850	EXTERMINATING	4,334	2,997	1,337	4,000
0	633	(633)	5895	TENNIS COURT MAINTENANCE	3,600	5,697	(2,097)	7,600
-----	-----	-----			-----	-----	-----	-----
11,306	9,348	1,958		TOTAL COMMON AREA	63,260	84,132	(20,872)	112,189
190,893	192,874	(1,981)		TOTAL OPERATING EXPENSES	1,719,705	1,751,866	(32,161)	2,330,489
-----	-----	-----			-----	-----	-----	-----
(22,438)	(20,333)	(2,105)		OPERATING FUND SURPLUS/(DEFICIT)	(149,946)	(198,997)	49,051	(260,000)
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**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>INCOME</b>							
58,333	58,333	0	7010	524,997	524,997	0	700,000
(27,650)	0	(27,650)	7029U	(107,490)	0	(107,490)	0
4,125	1,667	2,458	7034	23,333	15,003	8,330	20,000
(2)	(1,000)	998	8537	(8,242)	(9,000)	758	(12,000)
-----	-----	-----		-----	-----	-----	-----
34,806	59,000	(24,194)		432,598	531,000	(98,402)	708,000
-----	-----	-----		-----	-----	-----	-----
<b>EXPENDITURES</b>							
0	833	(833)	8510	0	7,497	(7,497)	10,000
0	2,644	(2,644)	8510R	0	23,796	(23,796)	31,724
0	2,584	(2,584)	8520	0	23,256	(23,256)	31,003
0	318	(318)	8525	0	2,862	(2,862)	3,811
0	1,133	(1,133)	8526	0	10,197	(10,197)	13,596
0	2,936	(2,936)	8530	0	26,424	(26,424)	35,226
0	6,523	(6,523)	8541	0	58,707	(58,707)	78,280
0	7,794	(7,794)	8543P	117,985	70,146	47,839	93,524
87,858	11,939	75,919	8550	87,858	107,451	(19,593)	143,273
0	28,239	(28,239)	8575	0	254,151	(254,151)	338,870
0	16,667	(16,667)	8578D	111,768	150,003	(38,235)	200,000
-----	-----	-----		-----	-----	-----	-----
87,858	81,610	6,248		317,611	734,490	(416,879)	979,307
-----	-----	-----		-----	-----	-----	-----
(53,052)	(22,610)	(30,442)		114,987	(203,490)	318,477	(271,307)
=====	=====	=====		=====	=====	=====	=====



**347A VISTOSO- SIENA  
BALANCE SHEET  
09/30/2022**

<b>OPERATING FUNDS</b>		
<b>OPERATING CASH</b>	<b>15,563.57</b>	
	<b>-----</b>	
<b>TOTAL OPERATING FUNDS</b>		<b>15,563.57</b>
<b>RESERVE FUNDS</b>		
<b>RESERVE SIENA BANK OZK</b>	<b>196,304.67</b>	
	<b>-----</b>	
<b>TOTAL RESERVE FUNDS</b>		<b>196,304.67</b>
<b>ACCOUNTS RECEIVABLE</b>		
<b>ACCOUNTS RECEIVABLE</b>	<b>51.45</b>	
<b>ACCOUNTS RECEIVABLE - PARCELS</b>	<b>310.65</b>	
	<b>-----</b>	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>362.10</b>
		<b>-----</b>
<b>TOTAL ASSETS</b>		<b>212,230.34</b>
		<b>=====</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		
<b>ACCRUED EXPENSES</b>	<b>1,800.00</b>	
<b>PREPAID ASSESSMENTS</b>	<b>29.80</b>	
<b>PREPAID ASSESSMENTS - PARCELS</b>	<b>3,989.00</b>	
	<b>-----</b>	
<b>TOTAL LIABILITIES</b>		<b>5,818.80</b>
<b>RESERVE</b>		
<b>ACCUMULATED GENERAL</b>	<b>176,057.13</b>	
<b>C/Y GENERAL RESERVE SURPLUS/(DEFICIT)</b>	<b>20,247.72</b>	
	<b>-----</b>	
<b>TOTAL RESERVE</b>		<b>196,304.85</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
<b>ACCUMULATED SURPLUS (DEFICIT)</b>	<b>8,523.95</b>	
<b>CURRENT YEAR RESERVE EQUITY</b>	<b>(20,247.72)</b>	
<b>CURRENT SURPLUS/(DEFICIT)</b>	<b>21,830.46</b>	
	<b>-----</b>	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>10,106.69</b>



**347A VISTOSO- SIENA  
BALANCE SHEET  
09/30/2022**

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**TOTAL LIABILITIES & EQUITY**

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**212,230.34**  
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**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**09/30/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	35,100	35,685	(585)	47,580
0	0	0	4070	LATE FEE INCOME	52	0	52	0
0	0	0	4950	REBILL FEE	60	0	60	0
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(17,955)	(17,955)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(2,169)	(2,169)	0	(2,890)
-----	-----	-----			-----	-----	-----	-----
1,599	1,729	(130)		TOTAL INCOME	15,088	15,561	(473)	20,750
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
21	25	(5)	P5090	INSURANCE	123	225	(102)	300
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21	25	(5)		TOTAL ADMINISTRATIVE	123	225	(102)	300
-----	-----	-----			-----	-----	-----	-----
<b>U T I L I T I E S</b>								
0	42	(42)	P5100	WATER/SEWER	0	378	(378)	500
42	38	4	P5120	ELECTRIC	345	342	3	450
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42	80	(38)		TOTAL UTILITIES	345	720	(375)	950
-----	-----	-----			-----	-----	-----	-----
<b>L A N D S C A P I N G</b>								
685	767	(82)	P5200	LANDSCAPE CONTRACT	6,105	6,903	(798)	9,200
0	8	(8)	P5220	IRRIGATION REPAIRS	0	72	(72)	100
-----	-----	-----			-----	-----	-----	-----
685	775	(90)		TOTAL LANDSCAPE	6,105	6,975	(870)	9,300
-----	-----	-----			-----	-----	-----	-----
<b>P O O L / S P A / C L U B H O U S E</b>								
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	1,920	1,503	417	2,000
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160	167	(7)		TOTAL POOLS	1,920	1,503	417	2,000
-----	-----	-----			-----	-----	-----	-----
<b>G A T E S</b>								
260	215	45	P5500	GATE MAINTENANCE CONTRACT	2,170	1,935	235	2,580
0	42	(42)	P5511	GATE REPAIRS	1,231	378	853	500
104	92	12	P5517	GATE PHONE	954	828	126	1,100
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364	349	15		TOTAL GATES	4,355	3,141	1,214	4,180
-----	-----	-----			-----	-----	-----	-----
<b>C O M M O N A R E A</b>								
0	0	0	P5739	STREET SWEEPING	212	675	(463)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	450	(450)	600
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	445	1,197	(752)	1,600
-----	-----	-----			-----	-----	-----	-----
0	183	(183)		TOTAL COMMON AREA	657	2,322	(1,665)	3,100
-----	-----	-----			-----	-----	-----	-----
1,272	1,579	(307)		TOTAL OPERATING EXPENSES	13,505	14,886	(1,381)	19,830
-----	-----	-----			-----	-----	-----	-----
327	150	177		OPERATING FUND SURPLUS/(DEFICIT)	1,583	675	908	920
=====	=====	=====			=====	=====	=====	=====



347A VISTOSO- SIENA  
 STATEMENT OF REVENUES & EXPENSES  
 09/30/2022

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
1,995	1,995	0	P7010	17,955	17,955	0	23,940
0	8	(8)	P7034	124	72	52	100
241	241	0	P7099	2,169	2,169	0	2,890
-----	-----	-----		-----	-----	-----	-----
2,236	2,244	(8)		20,248	20,196	52	26,930
-----	-----	-----		-----	-----	-----	-----
E X P E N D I T U R E S							
0	1,983	(1,983)	P8510	0	17,847	(17,847)	23,793
-----	-----	-----		-----	-----	-----	-----
0	1,983	(1,983)		0	17,847	(17,847)	23,793
-----	-----	-----		-----	-----	-----	-----
2,236	261	1,975		20,248	2,349	17,899	3,137
=====	=====	=====		=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
09/30/2022**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING	468,022.17
OPERATING - US BANK	44.65
US BANK SAVINGS	10,014.95
METROPOLITAN BANK - SAVINGS	598,873.57
DUE FROM RESERVES	11,000.00

**TOTAL OPERATING FUNDS** **1,087,955.34**

**RESERVE FUNDS**

DUE TO OPERATING	(11,000.00)
RESERVE SIENA BANK OZK	196,304.67
RESERVE RBC WEALTH MGMT	969,506.15
RESERVE RBC CASH PLUS MM	16,088.62
RESERVE SIGNATURE BANK MM	249,720.89
RESERVE FVCB MMA	249,665.96
RESERVE ENTERPRISE BANK MMA	250,302.70
RESERVE STERLING BANK	249,787.74
RESERVE PACWEST BANK - MM	249,913.62
RESERVE US BANK MMA	356,659.38
RESERVE CIT BANK MMA	242,598.89
RESERVE METRO PHOENIX BANK MMA	178,414.58
RESERVES - ACCRUED INTEREST	3,180.84

**TOTAL RESERVE FUNDS** **3,201,144.04**

**DEPOSITS**

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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**TOTAL DEPOSITS** **3,024.22**

**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	229,070.76
ACCOUNTS RECEIVABLE - PARCELS	310.65
PRE-LEGAL RECEIVABLE	49,566.99
CONTINGENT PAYABLE	(49,566.99)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(92,962.40)

**TOTAL ACCOUNTS RECEIVABLE** **136,419.01**



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
09/30/2022**

<b>OTHER ASSETS</b>		
PREPAID EXPENSE INSURANCE	16,294.50	
PREPAID EXPENSES	55.55	
	-----	
<b>TOTAL OTHER ASSETS</b>		<b>16,350.05</b>
		-----
<b>TOTAL ASSETS</b>		<b>4,444,892.66</b>
		=====
 <b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	72.23	
ACCRUED EXPENSES	53,856.02	
PREPAID ASSESSMENTS	402,142.53	
PREPAID ASSESSMENTS - PARCELS	3,989.00	
REFUNDABLE DEPOSIT KEYS	8,775.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>519,208.40</b>
 <b>RESERVE</b>		
ACCUMULATED GENERAL	3,065,909.28	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	135,234.94	
	-----	
<b>TOTAL RESERVE</b>		<b>3,201,144.22</b>
 <b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	872,903.67	
CURRENT YEAR RESERVE EQUITY	(135,234.94)	
CURRENT SURPLUS/(DEFICIT)	(13,128.69)	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>724,540.04</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>4,444,892.66</b>
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
157,949	152,853	5,096	4000	ASSESSMENT INCOME	1,413,621	1,375,677	37,944	1,834,240
3,835	3,965	(130)	4000P	PARCEL ASSESSMENTS	35,100	35,685	(585)	47,580
58,932	58,932	0	4001	COMMERCIAL DUES	527,478	530,388	(2,910)	707,189
746	175	571	4030	INTEREST INCOME	2,432	1,575	857	2,100
2,883	1,417	1,466	4050	COLLECTION COST REIMBURSEMENT	12,832	12,753	79	17,000
50	250	(200)	4050FR	FILE REVIEW FEE	1,150	2,250	(1,100)	3,000
0	58	(58)	4050MU	MONITOR TRUSTEE SALE	190	522	(332)	700
190	292	(102)	4050RR	FILE TRANSFER FEES	3,135	2,628	507	3,500
0	42	(42)	4050T	FORECLOSURE/TRUSTEE SALES	0	378	(378)	500
0	0	0	4055	RECOVERY-COLLECTION	964	0	964	0
(753)	2,500	(3,253)	4070	LATE FEE INCOME	16,890	22,500	(5,610)	30,000
105	58	47	4075	NSF FEE	910	522	388	700
6,207	9,547	(3,340)	4205	BUILDER ASSESSMENT	78,760	85,923	(7,163)	114,560
659	1,250	(591)	4900	VIOLATION FINES	9,997	11,250	(1,253)	15,000
0	0	0	4922	KEYS	75	0	75	0
0	333	(333)	4945	NEWSLETTER INCOME	275	2,997	(2,722)	4,000
(180)	3,167	(3,347)	4950	REBILL FEE	26,160	28,503	(2,343)	38,000
(58,333)	(58,333)	0	6010	GENERAL RESERVE TRANSFER	(524,997)	(524,997)	0	(700,000)
(1,995)	(1,995)	0	P6010	GENERAL RESERVE TRANSFER	(17,955)	(17,955)	0	(23,940)
(241)	(241)	0	P6099	P/Y RSV ALLOCATIONS	(2,169)	(2,169)	0	(2,890)
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170,054	174,270	(4,216)		TOTAL INCOME	1,584,847	1,568,430	16,417	2,091,239
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
8,037	7,500	537	5000	MANAGEMENT FEE	69,827	67,500	2,327	90,000
3,201	4,000	(799)	5000RO	OFFICE LEASE	28,809	36,000	(7,191)	48,000
0	199	(199)	5005	RESERVE STUDY	1,195	1,791	(596)	2,390
12,098	22,917	(10,819)	5007w	SALARIES & BENEFITS	168,164	206,253	(38,089)	275,000
0	3,167	(3,167)	5009A	REBILL FEE EXPENSE	26,340	28,503	(2,163)	38,000
105	58	47	5009B	NSF FEE EXPENSE	910	522	388	700
1,735	3,750	(2,015)	5010	LEGAL EXPENSE	24,236	33,750	(9,514)	45,000
0	250	(250)	5010C	LEGAL/ENFORCEMENT	0	2,250	(2,250)	3,000
0	1,000	(1,000)	5014	'CC&R REVISIONS PROJECT	1,453	9,000	(7,548)	12,000
2,883	2,333	550	5020	LIEN/COLLECTION COST	19,150	20,997	(1,847)	28,000
50	250	(200)	5020F	FILE REVIEW FEE	1,150	2,250	(1,100)	3,000
1	58	(58)	5020M	MONITOR TRUSTEE SALE	190	522	(332)	700
190	292	(102)	5020RR	FILE TRANSFER FEE EXPENSE	3,135	2,628	507	3,500
0	42	(42)	5020T	FORECLOSURE/TRUSTEE SALES	0	378	(378)	500
0	875	(875)	5030	AUDIT/TAX PREPARATION	0	7,875	(7,875)	10,500
0	125	(125)	5033F	ADVERTISING	626	1,125	(499)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	315	315	0	420
56	83	(27)	5039	WEBSITE	599	747	(148)	1,000
8,261	5,553	2,708	5040	PRINTING/POSTAGE/MISC	67,782	49,977	17,805	66,630
0	0	0	5043	BILLING STATEMENTS	136	0	136	0
121	83	38	5046	NEWSLETTER	1,193	747	446	1,000
1,150	1,125	25	5047B	OFFICE EQUIPMENT RENTAL	9,180	10,125	(945)	13,500
116	333	(217)	5048	OFFICE EXPENSE	1,643	2,997	(1,354)	4,000
0	250	(250)	5052	PRINTING	932	2,250	(1,318)	3,000
0	0	0	5055	MEETING EXPENSE	17,417	16,000	1,417	16,000
270	364	(94)	5059	POSTAGE	4,017	3,276	741	4,370
0	208	(208)	5063	MILEAGE	1,183	1,872	(689)	2,500
1,195	417	778	5065	PROFESSIONAL FEES	4,935	3,753	1,182	5,000
0	8	(8)	5065S	STATUTORY AGENT FEE	0	72	(72)	100
0	125	(125)	5068	GIFTS	34	1,125	(1,091)	1,500
0	42	(42)	5070	PROPERTY TAXES	360	378	(18)	500
0	583	(583)	5080	CORPORATE TAXES	4,925	5,247	(322)	7,000
7,080	3,333	3,747	5088	BAD DEBT EXPENSE	23,150	29,997	(6,847)	40,000
2,695	2,453	242	5090	INSURANCE	24,066	22,077	1,989	29,440
0	417	(417)	5090D	INSURANCE DEDUCTIBLE	0	3,753	(3,753)	5,000
1,891	417	1,474	5099	MISCELLANEOUS EXPENSE	1,891	3,753	(1,862)	5,000
21	25	(5)	P5090	INSURANCE	123	225	(102)	300
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51,190	62,670	(11,480)		TOTAL ADMINISTRATIVE	509,065	580,030	(70,965)	768,050
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**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>UTILITIES</b>								
23,589	16,667	6,922	5100	WATER/SEWER	137,014	150,003	(12,989)	200,000
2,977	4,333	(1,356)	5120	ELECTRIC	33,357	38,997	(5,640)	52,000
38	38	0	5125	GAS	281	342	(61)	450
0	21	(21)	5140	SANITATION	45	189	(144)	250
280	458	(178)	5151	PHONE	2,811	4,122	(1,311)	5,500
271	183	88	5151B	INTERNET	2,062	1,647	415	2,200
(46)	54	(100)	5152	ALARM MONITORING	465	486	(21)	650
0	42	(42)	P5100	WATER/SEWER	0	378	(378)	500
(3)	38	(41)	P5120	ELECTRIC	345	342	3	450
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27,107	21,834	5,273		TOTAL UTILITIES	176,380	196,506	(20,126)	262,000
<b>LANDSCAPING</b>								
101,111	90,833	10,278	5200	LANDSCAPE CONTRACT	900,136	817,497	82,639	1,090,000
0	417	(417)	5210	LANDSCAPE SUPPLIES/MATERIAL	125	3,753	(3,628)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	24,348	37,503	(13,155)	50,000
0	1,667	(1,667)	5220	IRRIGATION REPAIRS	25,327	15,003	10,324	20,000
242	167	75	5222	BACKFLOW INSPEC/RRPS	242	1,503	(1,261)	2,000
0	1,667	(1,667)	5240	TREE TRIMMING/REMOVAL	21,290	15,003	6,287	20,000
0	208	(208)	5250	EXTERMINATING	0	1,872	(1,872)	2,500
685	767	(82)	P5200	LANDSCAPE CONTRACT	6,105	6,903	(798)	9,200
0	8	(8)	P5220	IRRIGATION REPAIRS	0	72	(72)	100
-----	-----	-----			-----	-----	-----	-----
102,038	99,901	2,137		TOTAL LANDSCAPE	977,573	899,109	78,464	1,198,800
<b>POOL / SPA / CLUBHOUSE</b>								
160	167	(7)	P5350	FOUNTAIN MAINTENANCE	1,920	1,503	417	2,000
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160	167	(7)		TOTAL POOLS	1,920	1,503	417	2,000
<b>GATES</b>								
260	215	45	P5500	GATE MAINTENANCE CONTRACT	2,170	1,935	235	2,580
0	42	(42)	P5511	GATE REPAIRS	1,231	378	853	500
104	92	12	P5517	GATE PHONE	954	828	126	1,100
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364	349	15		TOTAL GATES	4,355	3,141	1,214	4,180
<b>COMMON AREA</b>								
0	833	(833)	5700	BUILDING MAINTENANCE	400	7,497	(7,097)	10,000
2,184	83	2,101	5700K	KEYS/LOCK REPAIR	4,712	747	3,965	1,000
0	83	(83)	5711	PAINTING MAINT	0	747	(747)	1,000
3,600	1,216	2,384	5722	ELECTRIC REPAIRS/SUPPLIES	5,339	10,944	(5,605)	14,589
0	167	(167)	5740	SIGN MAINTENANCE	0	1,503	(1,503)	2,000
1,612	667	945	5769A	JANITORIAL	16,499	6,003	10,496	8,000
0	0	0	5770	GENERAL MAINTENANCE	600	0	600	0
1,678	1,833	(156)	5774	PET WASTE REMOVAL	15,098	16,497	(1,400)	22,000
480	1,500	(1,020)	5779CC	SECURITY PATROL	6,248	13,500	(7,252)	18,000
0	500	(500)	5794A	SIDEWALK REPAIR	0	4,500	(4,500)	6,000
290	833	(543)	5800	COMMON AREA MAINTENANCE/REPAIRS	2,172	7,497	(5,325)	10,000
1,225	667	558	5845	PARK MAINT	4,258	6,003	(1,745)	8,000
239	333	(95)	5850	EXTERMINATING	4,334	2,997	1,337	4,000
0	633	(633)	5895	TENNIS COURT MAINTENANCE	3,600	5,697	(2,097)	7,600
0	0	0	P5739	STREET SWEEPING	212	675	(463)	900
0	50	(50)	P5770	GENERAL MAINTENANCE	0	450	(450)	600
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	445	1,197	(752)	1,600
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11,306	9,531	1,775		TOTAL COMMON AREA	63,917	86,454	(22,537)	115,289
-----	-----	-----			-----	-----	-----	-----
192,165	194,452	(2,287)		TOTAL OPERATING EXPENSES	1,733,210	1,766,743	(33,533)	2,350,319



347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)	***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
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347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<u>(22,110)</u>	<u>(20,182)</u>	<u>(1,928)</u>	OPERATING FUND SURPLUS/(DEFICIT)	<u>(148,363)</u>	<u>(198,313)</u>	<u>49,950</u>	<u>(259,080)</u>



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
09/30/2022**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>I N C O M E</b>							
58,333	58,333	0	7010		524,997	524,997	0
(27,650)	0	(27,650)	7029U		(107,490)	0	(107,490)
4,125	1,667	2,458	7034		23,333	15,003	8,330
1,995	1,995	0	P7010		17,955	17,955	0
0	8	(8)	P7034		124	72	52
(2)	(1,000)	998	8537		(8,242)	(9,000)	758
241	241	0	P7099		2,169	2,169	0
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37,042	61,244	(24,202)			452,846	551,196	(98,350)
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<b>E X P E N D I T U R E S</b>							
0	833	(833)	8510		0	7,497	(7,497)
0	2,644	(2,644)	8510R		0	23,796	(23,796)
0	2,584	(2,584)	8520		0	23,256	(23,256)
0	318	(318)	8525		0	2,862	(2,862)
0	1,133	(1,133)	8526		0	10,197	(10,197)
0	2,936	(2,936)	8530		0	26,424	(26,424)
0	6,523	(6,523)	8541		0	58,707	(58,707)
0	7,794	(7,794)	8543P		117,985	70,146	47,839
87,858	11,939	75,919	8550		87,858	107,451	(19,593)
0	28,239	(28,239)	8575		0	254,151	(254,151)
0	16,667	(16,667)	8578D		111,768	150,003	(38,235)
0	1,983	(1,983)	P8510		0	17,847	(17,847)
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87,858	83,593	4,265			317,611	752,337	(434,726)
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(50,816)	(22,349)	(28,467)			135,235	(201,141)	336,376
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## 2022 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 10.16.22

MONTHLY PROGRESS AND EXPENDITURES																	running	% of			
GL code	component #	component description	RFP sent	budget	contract \$	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total	budget2	comments	
8525	102	Monument Refurbish (2019)		x3850		DEFERRED TO 2023												-	#VALUE!	Projected completion of project 2023.	
		Street Lights - repaint (2021)				DEFERRED														Street Lighting Engineer is working on a demo project for the board. This project has been recommended by the the Engineer, board and ALRC to place project on hold until a clear direction is decided upon. Board engaged Monrad Engineering to perform a demo project of 10 streetlights.	
8520	122			x68000																	
8530	150	Asphalt seal repair	6/22	8,320														-	0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting . Board tabled until the September 29 board meeting.	
8530	152	Asphalt seal repair (2019)	6/22	6,240		DEFERRED TO 2023???												-	0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting . Board tabled until the September 29 board meeting.	
8578D	190 (A)	Drainage Mitgate/Repair	See comments	200,000	103,018		3,000	80,732	1,600	22,286	4,150						111,768	55.9%	Greenway Channel Project (\$80,732) RFP was sent out 9/21. <b>Sunset Ridge Park (\$22,286), RFP sent out 3/2022. Project Administration Fee for Sunset Ridge Erosion (\$1,300) and 27 Mile Erosion (\$2,850).</b> WLB has been engaged to update the design plans for 27 Mile.		
		Asphalt - Resurface				DEFERRED TO 2023														Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Discussion on whether this part of the project should be defer to after completion of the 27 Mile Erosion project will take place at the August 2022 board meeting. Recommend to defer this project until after the Wildlife Fencing Project and the 27 mile Erosion project is completed.	
8530	200		6/22	x3600														-			
8543P	270	Park Furniture Replacement	3/22	5,930	10,200							7,600						7,600	128.2%		
8575	320	Irrigation Replacement System(Innovation Pk)	8/22	x202000		DEFERRED TO 2023												-		Bids solicited in August 2022. After reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.	
8541	322	Landscape granite - Replenish (A)		x215000		DEFERRED TO 2023												-		Placed on hold. Board requested 3 bids for project management to oversee this project. Projected completion of project 2023.	
8543P	500	Park Furniture Replacement (2021)	3/22	17,500	27,780							22,380						22,380	127.9%		
8543P	700	Park Furniture Replacement (2021)	3/22	13,100	21,885							17,785						17,785	135.8%		
8543P	760	Park Furniture Replacement (2021)	3/22	36,000	62,990							48,040						48,040	133.4%		
8510	774	Playground Turf Replacement - Wildlife	3/22	3,120	4,000													-	0.0%	Installation scheduled in conjunction with shade sails. Expected completion month of September 2022	
8550	776	Shade Sails - Replace Wildlife Ridge	3/22	10,100	13,140								13,140						13,140	130.1%	
8541	1030	Landscape granite - Replenish (C)		x79000		DEFERRED TO 2023												-		Placed on hold. Board requested 3 bids for project management to oversee this project. Projected completion of project 2023.	
		Irrigation System - Replace				DEFERRED TO 2023														Bids solicited in August 2022. After reserch and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. <b>This project is deferred until feedback and a revised RFP is developed.</b>	
8575	1032		8/22	140,000														-	0.0%		
8550	1056	Shade Sails - Replace Torreno	3/22	11,500	17,384								17,384						17,384	151.2%	
		Fence & Rails - Repaint				DEFERRED TO 2023														Board placed project on hold and requested legal opinion on wall maintenance for sub-associations Stone Village and VH1. New bids will need to be solicited. Sub-committee has been formed to review all walls indentified in the reserve study. Bids are in the process of being solicited excluding the sub-associations walls for Stone Village and VH1. Proposals were tabled by board until September 29 meeting.	
8520	1083		1/22	2,910	2,166													-	0.0%		



## VCA Landscape Report October 2022

### Irrigation

- We have located four irrigation main line leaks.
  - a) Two leaks on Rancho Vistoso Blvd
  - b) Two leaks on Innovation Parkway

### Turf/Parks

- **Overseeding has begun.** List of parks that will have been overseeded by Oct 21st  
Valley Vista (Pulte) Park  
Monticello Park  
Big Wash Park  
Hohokam Park  
Sunset Ridge Park  
Torreno (east) Park  
Torreno (west) Park  
Somerset Park  
Cortona Park
- **Irrigation Schedule for winter grass seed germination**  
All parks turf irrigation system will run four times a day every day for 7 to 10 days until seed germination. Schedule is as follows.  
  
First start time 7am  
Second start time 10am  
Third start time 1pm  
Fourth start time 4pm

\*Please note that turf irrigation (sprinkler) duration will vary between parks due to size of parks.

### Chemical

- Posting application continues throughout VCA.

### Enhancement

- Wildlife fencing project plants in temporary nursery are still secure.
  - a) Awaiting General contractor to complete work.

### Proposals

- AAA enhancements is awaiting Hohokam Park winter grass to be establish before tree removal and replacement work can begin. This work will be scheduled accordingly.



# Vistoso Projects Update

## October 18 2022

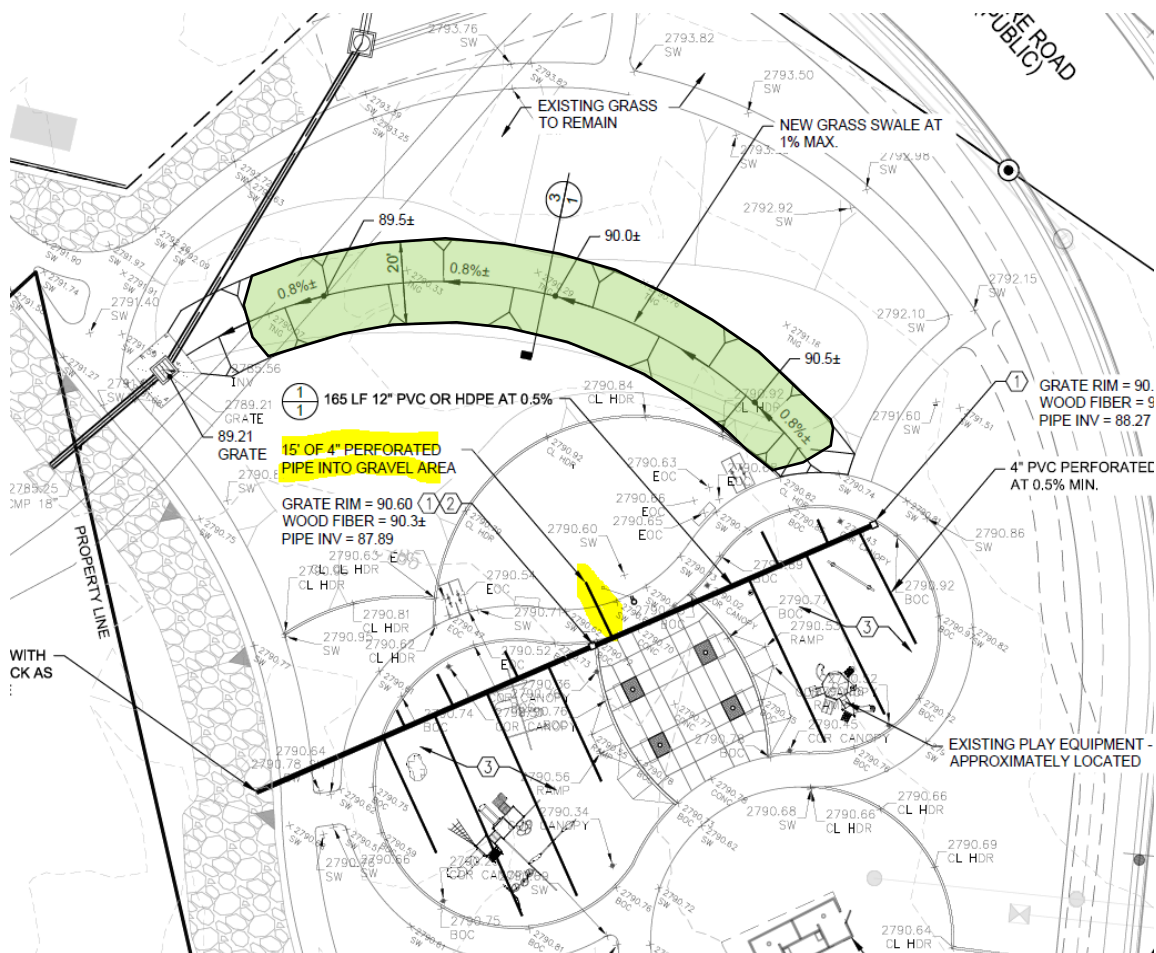
- **Parcel Turnovers (In Progress)**

- **Valley Vista:**

- We are waiting for approval of the repairs being done from the town of Oro.

- **Altera at Vistoso Trails (Mattamy – John Ward)**

- Work on the drainage was completed in July. However the sod in the grass swale did not take and died. The following has been completed since:
  - Rye Grass was planted Monday 10/10
  - Drainage is performing well with the sprinklers running 3 times a day
  - A plant replacement schedule and overall clean up to occur by 10/28.



# Vistoso Projects Update

## October 18 2022

- **Bridal Veil Erosion (In progress)**

- On August 26, Barbara and I met with Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) to explain the proposed repair design concept.
  - Paradigm has agreed to the concept and will grant the necessary easements for our design.
  - However, a zoning change application for this parcel is with the Town and may present a challenge if not approved.
- Tracy Bogardus is working with WLB on the termination area into the Northern parcel.
- Tracy is still working on the drainage report and will get it to us asap.
- The proposal for phase 2 will be ready by October 26.

- **N. Big View Cul-de-sac (In Progress)**

- This site is also referred to on the drainage inventory map (WLB) as site 9.
- WLB (John Wise) is working on the engineering plans for repair. This will be completed after the updated plans for the 27-mile project have been completed (after Oct 26).

- **Basketball Court Refurbish (In progress)**

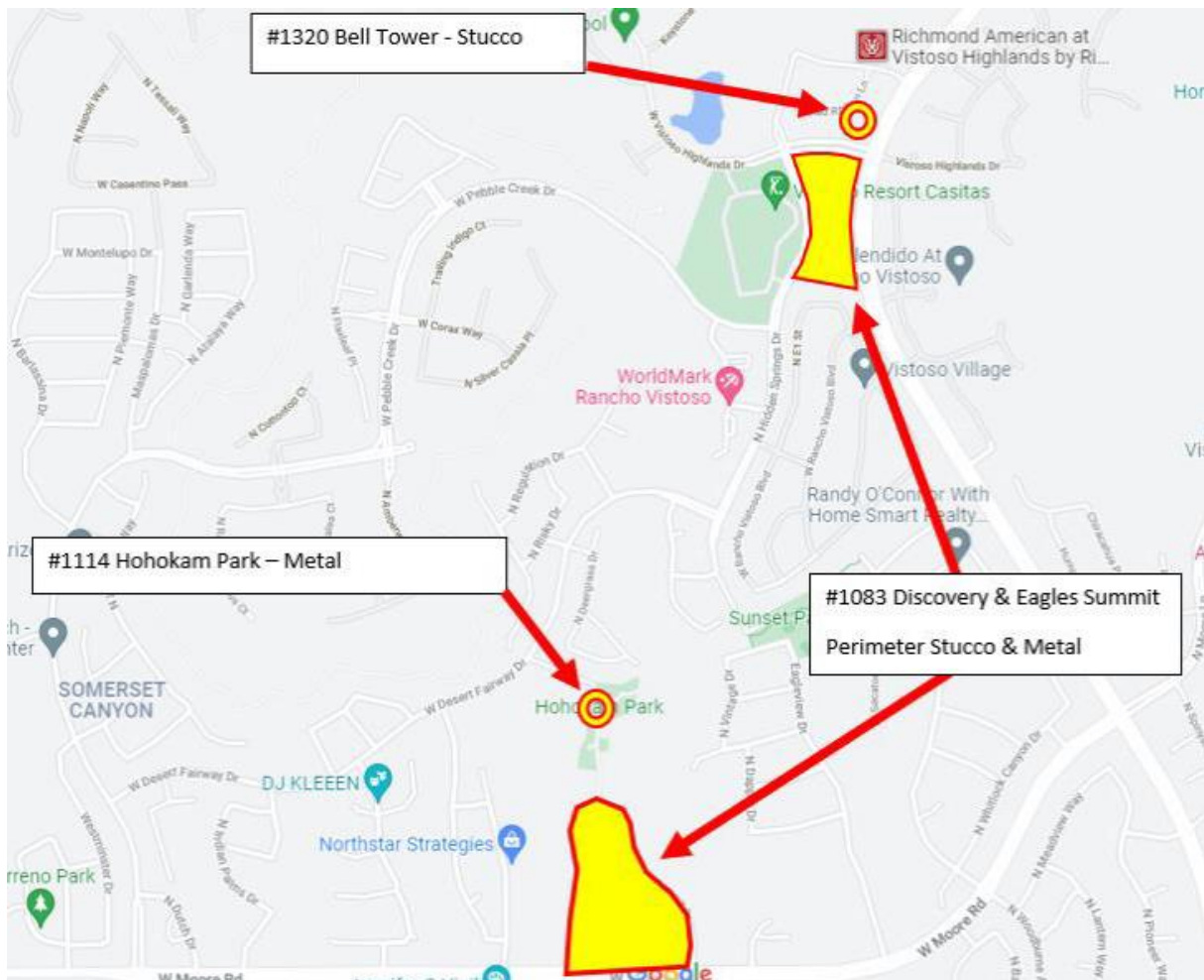
- We are looking to get a schedule start (General Acrylic) for Jan/Feb 2023.

- **Painting (In progress)**

- Facelift Painting will start on Nov 7, 2022.
  - We will be sending an update on the timeline/order by Oct 24<sup>th</sup>.
  - An email will be sent to the homeowners in the areas being painted.
  - Signage will be displayed in areas to be painted the week of October 24.

# Vistoso Projects Update

## October 18 2022



- **#1114 – Metal Surfaces - Repaint**
  - Hohokam Park
  - 310 LF of metal fence, (17) light poles, (2) basketball posts, and (10) metal posts for the shade sails.
  - 570 LF Fence
  
- **#1083 - Fence & Rails – Repaint**
  - Perimeter areas of Discovery & Eagles Summit
  - 271 LF of metal fence, 174 LF of culvert rails, and ~250 sq ft of stucco walls (only located at monuments for Eagles Summit).
  
- **#1320 - Walls & Rails – Repaint**
  - Bell Tower,
  - 1,400 sq ft of common stucco.

# Vistoso Projects Update

## October 18 2022

- **27 Mile Erosion Project (In progress)**

- Barbara, John Wise and I met with the Town of Oro (John Spiker) to discuss the completed preliminary repair plans from WLB. John Spiker was happy with these plans.
- The RFP was completed and the scope of work endorsed by John Wise.
- RFP was sent to :
  - AAA
  - Borderland Contracting
  - Desert Earth Contracting
  - Rockridge Construction
- ❖ We are waiting to hear back on acceptance and if they are able to have bids by Nov 4.
- John Wise is working on the final plans to send to the TOV. These will be ready around Oct 26.

- **2022 Asphalt Seal/Repair (In Progress)**

- I
- Includes Wildlife Ridge, Hohokam, Big Wash & Sunset Parking Lots (pgs.)
  - The RFP was sent to the following vendors:
    - Bates Paving
    - Roadrunner Paving
    - Sunland Asphalt
  - Bids and Comparison Matrix have been submitted for Review/Selection.
  - The asphalt vendors will be getting back to us by Oct 20.
- Roadrunner – Bobby Collett – By Oct 20.
  - Bates Paving – Josh McCord – By Oct 20.
  - Sunland Asphalt – Bill Malaby – By Oct 20.

# Vistoso Projects Update

## October 18 2022

- **Irrigation Replacement (In progress)**

- **#320**

- Innovation Park Dr.
- Common areas bordering Innovation Park Drive (between Rancho Vistoso Blvd & Tangerine Rd) - excludes medians

- **#1032**

- Desert Fairway Dr.
- Common areas bordering Desert Fairways Dr (between La Canada Dr & Hidden Springs Dr.

- At the Sept 29 BOD meeting, we were to have the landscape committee discuss the type of landscape they would prefer to have in the areas of irrigation replacement.
- A date for the initial planning meetings with the landscape committee is being scheduled.

- **Granite Replenishment (To be determined)**

Architectural Landscape Review Committee  
October 18, 2022 Meeting Report

**Updated Architectural Landscape Review Guidelines -**

The updated Guidelines have been reviewed by the Association's legal counsel. Next effort is to include legal counsel's additions to the Guidelines, and forward them to the Board for approval by year end.

**Avilla Rental Residences - Ground Landscaping & Lighting Features Review –**

The committee members reviewed the lighting diagrams and questioned if the lights would be on a timer to help meet Oro Valley Dark Sky ordinance. The committee also requested a detailed landscape plan showing the specific location of the landscaping lighting, where the larger gauge rip-rap and smaller gauge rock will be located in the proposed development.

**SmartWebs - Demo –**

The Committee members will attend on 10/19 a demo of the new architectural modification software - Smartwebs. First Service Residential (FSR) efforts are to streamline the review process for residents applying for approval of exterior improvements. Simply, the software program allows both FSR and residents to monitor the request form status.

**Moore Loop Park Opening – November 12 – 8 to 11 AM -**

Committee members were given a brief description of the dedication efforts for the new VCA Park located on Moore Loop road. The VCA Board and Parks & Landscaping committee will host the event on November 12<sup>th</sup> (8-11 am), with AAA Landscape providing an array of activities and refreshments. One specific effort will be the selection of a park name to the property.

**ALRC's next monthly meeting is scheduled November 9 at 3 PM.**

Communications Committee Report 20221014

Present	Committee Member
X	Gayle Lopez (Chair)
	Caryn Hill
X	Tim O’Keefe

Website Transition

Tim O’Keef is the new webmaster. He has administrator access and has been updating content like posting meeting minutes. Has identified and us working thru some quirks inherent with WordPress plugins.

Newsletter

Some features of the MailChimp newsletter are very tedious and time consuming. Tim and Priscilla will meet with Jim Dobbin, former webmaster, to determine other options that are less time-consuming vs losing some functionality.

Posting Meeting Minutes

FSR Staff will post meeting minutes to media file in website to expedite posting to website for Tim. Staff may post minutes directly in the future.

For November Articles:

BOD – Rob Feltes, Compliance Chair - post some reminders and stress benefits (with a humorous slant) - Gayle Lopez will coordinate with Rob Feltes and Joe Watson

MYN – Caryn will interview neighbors who worked with Habitat For Humanity.

DYK – Tim will align with BOD article

Critter – Priscilla – will find our next critter

*Gayle Lopez*  
ComCom Chair

## **Compliance Committee Report 10/12/2022**

October meeting saw average violations and less than average homeowner waiver requests. Priscilla and Joe shared new monthly violations report. This report now balances VetSec submissions with violation status.

A number of parking violations are not served notices as the proper household can't be determined. Joe is checking for the committee if VetSec has access to motor vehicle data.



## October 18, 2022, VCA Finance Committee Report

The Finance Committee met on October 18th with a very full agenda.

The review of the revised July Financial Statements and all other committee business were postponed to a later special meeting in order to complete the final review and make recommendations to the Board on Siena's and VCA's 2023 budgets.

Numerous issues in both budgets were discussed and resolved, and the Committee voted on and passed recommendations to the Board.

*David Light*

*Finance Committee Chair*

## **Governing Doc's Committee report for October 2022**

### **October 5, 2022 Committee Meeting**

#### **Members**

- ❖ Matt Wood (Chair)
- ❖ Mary Fisher
- ❖ Ray Gans
- ❖ Bill Van Dam
- ❖ Barbara Stough
- ❖ Joan Sauer

The revised Design Guidelines that ALRC (and P & L) have been working on was sent to "Legal" and a redline version is being prepared for ALRC and Parks and Landscape to review. This should take place in October and November and possibly submitted to the BOD at the end of this year. and sent the "final" version to legal for review.

We discussed the timing for our initial Focus Group meetings with various sub-HOA's to determine their interest level in working with VCA on the CC&R revision project and other projects that are mutually beneficial.

The Town of Oro Valley used the Gordley Group to survey residents' opinions on numerous topics and we wondered if we should approach them to help us understand our membership's wants and needs. This was tabled until we see how our focus groups discussions go.

2023 budget request: We discussed our requirements for the CC&R revision project and the final payment for the map project. We sent our request to the Finance Committee and met with them on October 10, 2022 to answer any questions.

- 3 special mailings for the CC&R's voting project \$16,500
- Advertising to support the 3 mailings \$2,250
- Additional legal (Wendy Ehrlich) final revision work and CH on the declarant's rights issue \$4,025
- \$1,500 to complete map project

Matt

Parks and Landscape Committee Report  
Thursday, October 6th, 2022  
3:15 pm via Zoom

Report to ALRC 10.12.22 and VCA Board 10.27.22

In attendance: Chair Susan Wood, Sheryl Forte, Joan Sauer, Lynn Huebner, Debbie Gann  
Staff: Priscilla Harris, Barbara Doust  
Guests attendee's: Gayle Lopez, Tracy Phillips, Two residents from Siena Neighborhood.

Called to order at 3:15 pm  
Opening Statement, welcomed all guest in attendance.

Meeting agenda was amended and approved: The topic of Siena gate refurbishment will be discussed first to accommodate Siena residents attending the meeting.

OLD BUSINESS: Updates

- A. Hohokum tree planting and removal are on hold until grass has seeded. Several committee members will advise on location for planting.
- B. Valley Vista dead tree, it has been removed, it did not fall under AAA warranty and was original from the builder. It was decided to asses all dead trees and shrubs in Valley Vista for possible future replacement before replanting this tree.
- C. Reserve Study: park furniture no delivery time line, new shade sail that was vandalized was reinstalled.

NEW BUSINESS:

- A. A resident at 13514 N Atalaya asked to have a tree removed from common area property behind their home as it blocked their view. The area is not a maintained parcel, and is a natural tree that borders the Vistoso Nature Preserve. A motion was made to deny the request, discussion and motion carried.
- B. Siena Neighborhood entrance refurbishment. A motion was made and passed to direct staff to contact appropriate vendors and obtain bids for refurbishment of the four components of the Siena entrance: landscape, gates, fountain and signage. Looking at cost effective, attractive solutions. Keeping in mind water conservation, desert landscape and meet all elements of the Guidelines. It was noted Siena Reserve study funds available and add these components to the future Reserve Study. Members of the Siena neighborhood voiced their concerns over the entryway, gates, fountain and landscaping. They were advised that there concerns were heard and we will inform them of any further committee meetings where this will be an agenda item.
- C. Moore Loop Park Opening/ Naming: Tentative date, November 12th 8-11 am. Volunteers are needed for the event. The Board and Parks and Landscape are hosting with AAA sponsors, with activities and refreshments to be determined. Gayle Lopez, Priscilla Harris and Susan Wood will meet to 10/13 to solidify details.

The meeting was adjourned at 4:25 pm. The next P&L meeting is Thursday, November 3, 2022 at 3:15 pm via Zoom.