



2022 Year-End Report – Governing Documents Committee (GDC)

Members:

- Matt Wood (Chair)
- Mary Fisher
- Ray Gans
- Joan Sauer
- Barbara Stough
- Bill Van Dam
- Barbara Dauost, VCA Staff

Responsibilities:

- Perform periodic reviews of the governing documents for accuracy, and for completeness and consistency.
- Review and make recommendations to the BOD regarding inquiries and proposals for additions, amendments, or deletions of the Association CC&Rs, Bylaws, Rules and Regulations and Resolutions, whether derived from the Board of Directors, Association management, other Association Committees or any Member.
- Submit proposed changes of the Association CC&Rs, Bylaws, Rules and Regulations, and Resolutions to the Board of Directors for subsequent action.
- Respond to requests for review of other Association documents from either the Board of Directors, Association management, or other Association Committees for compliance with the governing documents.
- Request approval from the Board of Directors to engage outside persons to provide expert opinion and services as deemed necessary.
- Develop and implement a two-tiered written consent voting strategy to acquire VCA resident support to accept updates of historical CC&Rs.
- Hold and manage "Town Halls" and informational workshops to the at large community.

2022 Accomplishments:

- **Community Map Project** - The VCA board approved funding to update the Rancho Vistoso Community Map. The maps show different components of the community: neighborhoods, undeveloped parcels, commercial parcels, VCA owned and operated parks, and other VCA common area. Maps are available in an electronic format and will be printed and displayed in the VCA office. They are a useful tool for staff, committees, and community members to reference. The updated map includes several new subdivisions and parks.
- **Updated Committee Charter** - The GDC proposed a change in charter allowing non-VCA board members to chair the committee. This is consistent with other committee charters and complies with [VCA bylaws](#) and AZ statute.

- **Architectural, Landscape, and Review Committee Guidelines Project** - Worked with the Architectural, Landscape, and Review Committee (ALRC) to update the ALRC [guidelines](#) to comply with new Arizona Revised State (ARS) statutes. They will be presented to the VCA board for approval in early 2023.

2023 Objectives:

- **Community Input on Updating CC&Rs** - We continue to explore updating the VCA's [Covenants, Conditions, and Restrictions \(CC&Rs\)](#) to remove language that conflicts with current AZ statutes, is no longer applicable, or incomprehensible legalese so that it can become a tool easy for members to use. Also, under consideration is asking members to lower the member voting threshold below 75% of all members. Members of the GDC and Communications Committee met with a Public Relations firm to determine "what it would take" and cost to roll-out an initiative to update the CC&Rs.
- **Small Group Interviews/Presidents Forums** - GDC and the Communications Committee will host several small group interviews with presidents of sub-HOA to gauge their support for updating the CC&Rs and to explore how the VCA can work together more productively.