



Board of Directors Meeting – February 9, 2023

Via Webex Platform

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

ABSENT: David Light, Treasurer and Robert Feltes, Director

FIRST SERVICE RESIDENTIAL: Barbara Daoust, General Manager; Priscilla Harris, Assistant Community Manager and Anthony Martin, Project Administration Manager

GUEST: Tracy Bogardus, Bogardus Engineering

I. BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS

Gayle Lopez reviewed the code of conduct with the meeting participants.

II. CALL TO ORDER AND ADOPT AGENDA - The meeting was called to order by Board President Gayle Lopez at 3:01 p.m.

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

III. BRIDAL VEIL

Tracy Bogardus of Bogardus Engineering presented models showing the current water flow through the Bridal Veil channel and once it is corrected. He indicated a temporary splash pad will be installed at the end of the channel. The new community will tie into the drainage channel when constructed. There maybe additional costs depending on how much dirt needs to be removed on the slopes. For phase two of the project his proposal includes:

- Coordinate with Town of Oro Valley (TOV) Drainage Concept and with landowner of adjacent property type and alignment of channel.
- Arial drone and onsite survey
- Soil Engineering Report
- Prepare site, grading, channel construction plans
- Submit plans for TOV review
- Generate initial interest among contractors
- Solicit proposals from contractors
- Oversee construction
- Prepare punch list and oversee follow up work
- Final as built plans to TOV

The cost for this scope work is \$14,700.

The board discussed the additional work required to complete the job and the additional cost to be compensated by the TOV based on the original design and code requirements. Legal counsel will be requested to review and advise the association on this matter.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the Bogardus Engineering proposal as presented. Motion was unanimously approved.

A homeowner from 13213 N Chirachua Peak Dr. expressed concern in taking on liability and expense of the project. She felt that the association should address this issue with TOV.

IV. PROJECT MANAGEMENT PAINTING & FENCE REPLACEMENT PROPOSALS

Anthony Martin reviewed the proposal with the board. He advised based on his inspection of the fencing for components 510 and 710 located in Vistoso Heights and Overlook neighborhoods, it does not have to be replaced and recommends painting instead. The reserve group will be advised of this change.

A motion was made by Dan Sturmon and seconded by Matt Wood to approve FirstService Residential proposal to oversee the project for \$2,750. Motion was unanimously approved.

Note: Joe Affinati left the meeting at 4:00 p.m.

Homeowner of 13764 N Keystone Springs Dr. commented that competitive bids be solicited for this project.

V. WILDLIFE RIDGE PARK REQUEST

The board reviewed the request to utilize the park facility on May 18, 2023, from 8:45am until 12:00pm for the fifth-grade celebration by Painted Sky Elementary.

A motion was made by Ted Dann and seconded by Matt Wood to approve the request. Motion was approved unanimously.

Homeowner from 13764 N Keystone Springs Dr. commented she was in support of the event.

VI. HVAC QUARTERLY MAINTENANCE PROPOSAL

The board reviewed the contract from Oracle Energy Alliance to perform quarterly maintenance on the office suite HVAC system as per the lease requirements.

A motion was made by Ted Dan and seconded by Dan Sturmon to approve the contract with Oracle Energy Alliance. Motion passed unanimously.

VII. VCA OFFICE & IT EQUIPMENT USAGE BY SUB-ASSOCIATIONS

The board agreed to permit the usage of the new office by sub-associations to hold board meetings during office hours with guidelines. Gayle Lopez will draft a policy for the next meeting.

Homeowner from 13240 N Cape Marigold Dr. mentioned that her sub-association would be interested in having hybrid meetings at the office.

VIII. NEXT MEETING

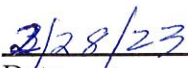
The next General Session Meeting is tentatively scheduled for Thursday, February 23, 2023, at 5:30 p.m.

IX. ADJOURNMENT

A motion was made by Ted Dann and seconded by Dan Sturmon to adjourn the meeting at 4:17 p.m.



Vistoso Community Association Secretary



Date