



# Vistoso

## COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, May 25, 2023, beginning at 5:30 P.M.

In Person at 1171 E Rancho Vistoso Blvd., #103, Oro Valley, AZ 85755

Or Via Zoom Platform

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

Meeting ID: 844 586 6556

Homeowners are encouraged to attend.

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. 🔊

**Board Meetings Attendance-** All persons in attendance please be reasonable, respectful and courteous to all attendees.

- I. **Board Vice President Announcements and Remarks – Dan Sturmon**
- II. **Roll Call and Adopt Agenda**
- III. **Oro Valley Police Chief Kara Riley**
- IV. **Review and Approval of Minutes of Previous Board Meetings**
- V. **Consent Agenda Items**
  - A. **Ratify the Approval of the Executive Session Minutes – April 26, 2023**
  - B. **Ratify the Approval of the Compliance Committee Results/Fines for May 2023 -**  
Results were presented at Executive Session meeting.
  - C. **Ratify the Approval of Fee Waivers for May 2023 –** Recommendations were presented at the Executive Session.
- VI. **Homeowner Forum –** Please state your name and neighborhood/address in VCA (3-minute limit per person)
- VII. **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 –** Ted Dann, Treasurer
  - C. **Landscape Report –** AAA Landscaping – Hanna Delosantos

- D. Project Administration Report** –Anthony Martin, FirstService Residential
  - 1. Additional Engineer Costs for N. Big View Ct. Erosion Project**

**VIII. 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**

**IX. Old Business**

**X. New Business**

- A. Exterior Modification for a New Harbor Freight at 13005 N Oracle Rd.**
- B. Golf Casas Paint Palette**

**XI. Next Meeting** - The next meeting is tentatively scheduled for Thursday, June 28, 2023, at 5:30 P.M.

**XII. Adjournment**



**Board of Directors Meeting – April 27, 2023**  
**Via Webex Platform - GENERAL SESSION MINUTES**

**BOARD MEMBERS PRESENT:** Matt Wood, President; Dan Sturmon, Vice President; Ted Dann, Treasurer; Randy Kohout, Secretary; Joe Affinati, Director; Sonia Suri, Director and Robert Feltes, Director

**GUESTS:** Hanna Delosantos and Jeff Hatfield 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 Matt Wood at 5:30 p.m.
- II. **BOARD PRESIDENT ANNOUNCEMENTS AND REMARKS**  
Matt Wood announced there was a meeting with the Town of Oro Valley and VCA representatives to discuss responsibilities of storm water drainage areas, streetlights, codes and improving communications. Engineer John Spiker has offered to lead a board workshop on drainage.
- III. **ROLL CALL AND ADOPT AGENDA**  
*A motion was made by Dan Sturmon and seconded by Ted Dann to approve the agenda as presented. Motion was approved unanimously.*
- IV. **REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS**  
It was pointed out that the April 13, 2023, meeting date was corrected.  
*A motion was made by Ted Dann and seconded by Dan Sturmon to approve the April 13, 2023, meeting minutes as amended. Motion was approved unanimously.*
- V. **CONSENT AGENDA ITEMS**
  - A. Ratify the Approval of Executive Session Minutes: February 22, 2023, March 29, 2023, and April 13, 2023
  - B. Ratify the Approval of the Compliance Committee Results/Fines for March/April 2023 – Results were presented at the Executive Session.
  - C. Ratify the Approval of Fee Waivers for March/April 2023- Recommendations were presented at the Executive Session.*A motion was made by Randy Kohout, seconded by Joe Affinati 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** - Since there has been multiple issues with the current streetlights along Rancho Vistoso Boulevard the VCA board has opted to conduct a demo project to determine what the best solution will be on lighting needs for the community. Mountain Power Electrical Contractors installed 12 LED fixtures along Rancho Vistoso Boulevard (starting at Safeway). Mountain Power is storing the old fixtures that are still in decent shape at their storage facility. The board is currently evaluating the new fixtures and will be meeting to discuss the results and future plans on this project.

- **Shade Sails** - The shade sails for Big Wash Park have been ordered and tentative date of installation is the end of May.
- **Wildlife Fencing Project** - The Town of Oro Valley (TOV) held the ribbon cutting event for the Wildlife Fencing Project on April 19, 2023. This event commemorates years of work to protect wildlife along SR 77 north of Tangerine Road.  
The project was funded through Regional Transportation Authority Pima County while TOV oversaw the project. The gates have been added to the TOV on-call services and residents may call 911 to report any issues. The Oro Valley Police Department will contact the appropriate staff to respond.  
We have met with TOV Engineer Cheryl Huelle to validate where the new electrical lines have been installed so we can commence with the re-landscaping work with AAA Landscape.
- **VCA New Office Signage** - Territorial Signs is in the process of applying to the Town of Oro Valley for the office door, marquee and building permit signs for the new location.
- **Capital Projects**  
Irrigation – Management has submitted a pre-application for this project to the TOV. Staff will be meeting with town representatives to discuss the scope of the project.  
Painting – Proposals have been received for the painting project that includes the following reserve components: #510- Common area metal fence in Vistoso Heights, #710 retention basin perimeter fence in Overlook, #2014 – Siena entry walls and gates and #1320 - Metal rails along Vistoso Highlands Dr. The board will be reviewing and acting on the bids at the April 27 meeting.  
Asphalt – As a result of the weather we had to reschedule the asphalt project twice because of low temperatures. We were able to complete the Hohokam Park parking area on April 6 and the rest of the project was completed on April 25 & 26.
- **Erosion Projects**  
N Big View Ct. Channel - Additional erosion and bank failure west of the original failure was identified by WLB's surveyors. WLB is in the process of addressing.  
27 Mile – The tentative date for the project was May 22, 2023. This may have to be pushed back since WLB is relooking at the design for the purpose of addressing the slope grade at the entryway to the trailhead.  
Bridal Veil – VCA representatives, TOV Staff, representatives of adjacent landowner met to discuss the best solution to resolve the drainage repair and discharge of water onto the neighboring property.
- **VCA 2023-2024 Board & Committees** - The new board was seated on March 30, 2023, and committee members have been appointed for this year. You can find the listing of your current board and committee members on the community website at <https://RanchoVistosoHOA.com>.
- **Town Of Oro Valley Meeting** - Board Representatives and Management met with the town Mayor, Vice Mayor and TOV staff to discuss the best approach to resolve complicated issues that involve the VCA community and neighboring properties. A separate meeting will be set up to review the Bridal Veil erosion project and other major projects that the association is currently working on.
- **VCA Facilities** - Unfortunately the tennis court locks at Hohokam Park, restroom lock at Wildlife Ridge Park, and the pedestrian gate at Siena has been vandalized. At the April 27 meeting, the board will consider entering into agreement with OVPD to permit police officers to patrol and arrest individuals at our community facilities.
- B. Financial Report of the Association** – Board Treasurer Ted Dann provided the March 2023 financial report.
  - The Operating Fund balance as of March 31, 2023, is \$1,076,444. This is sufficient to cover current and foreseen cash needs.
  - The Reserve Fund balance is \$3,351,749.
  - The liquidity of the association is strong to meet the association needs.
  - The account receivable balance is \$87,354 and account payable balance is \$628,848.
  - Total income for the month of March is \$165,419 which is \$27,000 under budget because of lower revenues from late fees, residential and commercial assessments.
  - Total expenses for March are \$198,849 which is \$36,162 under budget.
  - Monthly contribution of \$79,167 was made to the reserve fund.
  - A total of \$30,992 was spend out of the reserve fund in March.

- Siena's operating fund balance year to date is \$12,445 and the reserve fund year to date is \$210,236.

*A motion was made by Ted Dann and seconded by Joe Affinati to accept the January, February and March 2023 financial reports noting that the correct January statement will be posted on the website. Motion was approved unanimously.*

It was pointed out that there was not a lot of activity shown on the Project Tracking Tool for the month.

- C. **Landscape Report** – Hanna Delosantos from AAA Landscape provided a written report which was included in the board packet and posted on the website. Discussion ensued on the highly invasive weed, Stinknet. It was reported that Stone Canyon does have it and was brought to their board's attention.

- D. **Project Administration & Proposals** - Anthony Martin, Project Coordinator provided a project update written report to the board and copy was posted on the website.

1. **Painting Proposals** – The board reviewed the two proposals for reserve components #510, #710, #2014 and #1320 submitted by Facelifting Painting (\$8,940) and Wrigs Building Services (\$11,520).

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

2. **Vendor Processing in VIVE**

Anthony Martin reported that Rockridge was willing to move forward with the board terms to waive the participation in VIVE registration and to sign an agreement presented by VCA.

*A motion was made by Randy Kohout and seconded by Dan Sturmon, be it resolved that the board has reviewed the matter for 27 Mile and directs management to inform Rockridge Construction that the standard requirement of insurance and license verification by a third party through VIVE has been waived and the association will be sending a contract for their signature once approved by VCA counsel. Motion was unanimously approved.*

3. **Redesign of 27 Mile Project**

To have WLB redesign the slope of pathway it will cost approximately \$2,500 to reconfigure the drawing.

A small group (Joe Affinati, Dan Sturmon and Susan Wood) was assigned to meet with WLB to discuss this topic.

*A motion was made by Dan Sturmon and seconded by Rob Feltes to approve the WLB proposal. Motion passed unanimously.*

## VIII. 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** – No questions
- E. **Nominating Committee** – No questions
- F. **Governing Documents Committee** - No questions
- G. **Parks & Landscape Committee** – No questions

## IX. OLD BUSINESS

A. **Revised Guidelines**

Discussion ensued among the board about the reasonableness of enforcement.

*A motion was made by Dan Sturmon and seconded by Randy Kohout to approve the guidelines as presented. Motion was unanimously approved.*

B. **Vendor Invoice Review**

Matt Wood reported that 300 AAA Landscape invoices for the past three years were reviewed as per the board's request and 99 of them were with question or needed clarification. The invoices were checked for hourly rates and discovered some errors. It did expose a weakness in their invoicing which has since been addressed. AAA Landscape was requested to show their value-added commitment per the contract and found that it exceeded the contract over a three- year period by \$22,000.

*A motion was made by Ted Dan and seconded by Dan Sturmon to accept the AAA Landscape invoice review*

*findings. Motion was unanimously approved.*

**C. Conference Room Use Policy**

Based on the standards set by the Golder Ranch Fire District, the board directed management to modify the conference room use policy in accordance with the occupant load requirement.

**X. NEW BUSINESS**

**A. Agenda Code of Conduct Header**

*A motion was made by Matt Wood and seconded by Dan Sturmon to change the code of conduct header on the agenda to "all persons in attendance please be respectful and courteous to volunteers and staff."*

It was suggested to add the word reasonable and change volunteers and staff to all attendees. Amendments were accepted by Matt Wood and Dan Sturmon. *Motion was unanimously approved.*

**B. Gift Cards for E Statement Promotion**

*A motion was made by Rob Feltes and seconded by Dan Sturmon authorizing the General Manager to purchase three \$100 Amazon gift cards for winners of the E Statement Promotion. Motion passed unanimously.*

**C. Street Sweeping Contract**

The board reviewed the revised contract from Speedy Sweeping that performs street sweeping services for the Siena neighborhood. The contract indicates a \$43.61 increase per quarter.

*A motion was made by Rob Feltes and seconded by Dan Sturmon to approve the revised Speedy Sweeping contract. Motion was unanimously approved.*

**D. Revised VCA Maps**

*A motion was made by Rob Feltes and seconded by Randy Kohout to approve the revised VCA maps as recommended by the Governing Documents Committee. Motion passed unanimously.*

Mounting of the maps will cost approximately \$710 for the office and a link will be placed on the website to view digitally.

Note: Sonia Suri left the meeting at 6:40 P.M.

**E. OVPD Trespass Consent**

The board reviewed and discussed the trespass consent form to allow Oro Valley police to patrol, arrest and prosecute anyone found trespassing on VCA facilities. The VCA will have to post signage at each location.

*A motion was made by Randy Kohout and seconded by Dan Sturmon to approve the Trespass Consent with the Town of Oro Valley Police Department. Motion was approved unanimously.*

**F. Honey Bee Ridge Front Entry Landscape Plan**

The board reviewed and discussed the landscaping plan for Honey Bee Ridge.

*A motion was made by Randy Kohout and seconded by Joe Affinati to approve the plan. Motion passed unanimously.*

**G. Vermillion Entry Gate Design and Landscaping**

The Board reviewed the Vermillion design plans for the entry gate and landscaping.

*A motion was made by Dan Sturmon and seconded by Randy Kohout to approve the entry gate and landscape design plans for the Vermillion at Rancho Vistoso Sub-Association as recommended by the ALRC. Motion was unanimously approved.*

**X. Next Meeting** – The next General Session Meeting is scheduled for Thursday, May 25, 2023, at 5:30 P.M.

**XI. ADJOURNMENT** – *A motion was made by Matt Wood and seconded by Dan Sturmon to adjourn the meeting at 7:08 P.M.*



## Management Report May 2023

### For the Month of April 2023

ARC Submittals: 49

Denied: 4

Approved: 43

Pending Information/Review: 2

Resale Inspections: 34

Total Open Work Orders: 61

New Work Orders: 12

Closed/Completed: 7

Tennis Cards Processed

New: 0

Walk-ins: 54

Calls Received: 279

Call Center: 394

Violations- New: 153

Weeds is the top compliance issue this past month followed by parking and trash cans.

Total Open Violations: 606

### **RVB Street Lights**

The board is in the process of evaluating the twelve new fixtures installed along Rancho Vistoso Boulevard. A separate meeting will be scheduled with Chris Monrad from Monrad Engineering to discuss the pilot project.

### **Shade Sails**

The shade sails for Big Wash Park have arrived and is expected to be installed by the end of May.

### **Hohokam Park**

The spring rider at Hohokam Park is under repair. Third Degree Recreation has ordered the new spring for the equipment and will install upon delivery.



### **Wildlife Fencing Project**

Members of the Parks & Landscape Committee, VCA Staff along with AAA Landscape met with The Town of Oro Valley (TOV) Engineer Cheryl Huelle to confirm the location of the new electrical lines. The TOV has still a few outstanding items left to address.

AAA Landscape will be providing a proposal to re-landscape the entryways for both Big Wash Overlook Place and Scenic Overlook Place.

### **VCA New Office Signage**

The signage has been installed on the front door and the marquee. Territorial Signs is in the process of fabricating the design for the building.

The Vistoso Highlands monument sign located on the corner of RVB and Vistoso Highlands Dr. has been vandalized. Territorial Signs has been asked to fabricate the two letters that are missing from the sign.

### **Capital Projects**

Irrigation – Management met with the Town of Oro Valley staff to clarify the scope of the project. The RFP has been developed and bids are currently being solicited.

Painting – Facelift Painting has been selected for the painting projects slated for this year which includes the following reserve components: #510- Common area metal fence in Vistoso Heights, #710 retention basin perimeter fence in Overlook, #2014 – Siena entry walls and gates and #1320 - Metal rails along Vistoso Highlands Dr. Tentative start date of the project is June 11, 2023.

Asphalt Projects– The asphalt projects for Hohokam Park, Big Wash Park, Wildlife Park, Woodshade Trail and Eagle Summit path has been completed.

### **Erosion Projects**

- Big View Ct. Channel – AAA Landscape has removed the additional vegetation from the drainage channel to allow the engineers to inspect and evaluate the additional erosion west of the original failure that has been identified. WLB has provided a proposal for the redesign plan which the board will be discussing on May 25.
- 27 Mile – At the last board meeting a sub-committee was appointed to inspect the trailhead slope with the engineer to address the grade. The group on May 10, 2023, met with John Wise from WLB, FirstService Residential Project Administrative Manager Anthony Martin and Barbara Daoust, General Manager. Based on their findings, WLB has been authorized to proceed to redesign the entryway to the trailhead.  
The association attorney is drawing up the contract for this project for Rockridge Construction to sign.
- Bridal Veil – VCA Engineer Tracy Bogardus, FirstService representatives, TOV Engineer John Spiker, will be meeting on May 30, 2023, at 9:00am with the board to discuss the best solution to resolve the drainage repair in this location.



**VCA Facilities**

The tennis court locks at Hohokam Park, restroom lock at Wildlife Ridge Park, and the pedestrian gate at Siena have been repaired. At the April 27 meeting, the board approved entering into agreement with OVPD to permit police officers to patrol and arrest individuals at our community facilities. The appropriate signage has been ordered.

**E-Statement Promotion**

With the E-Statement promotion that concluded on April 30, 2023, the association has doubled the number of members utilizing this program. We have 20% of accounts signed up for E-Statements. The three winners have been notified and have been announced in the newsletter.

**VCA MAPS**

The revised Vistoso Community maps are now available on the association's website at [www.ranchovistosohoa.com](http://www.ranchovistosohoa.com).

**Guidelines**

The revised Architectural & Landscaping Review Committee Guidelines can also be found on the website at [www.ranchovistosohoa.com](http://www.ranchovistosohoa.com).

**Entryway Monuments**

Proposals have been solicited from architectural landscape companies for the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd.

**Vistoso Community Association**  
**Financial Condition as of, April 30, 2023**  
**Treasurer's Report**

I have reviewed all of the appropriate VCA financial statements as of April 30, 2023 and report as follows.

- **Balance Sheet.**
  - **Operating Fund Balance.** The Fund Balance of \$1,095,329 – made up of Cash (\$448,768), Savings (\$616,817), and Due from Reserves (\$29,744), is adequate to meet current and foreseen cash needs.
  - **Reserve Fund Balance.** The reserve fund ending balance is \$3,483,187 – made up of a Morgan Stanley-advised investment portfolio (\$2,480,920), various Money Market Accounts (\$1,024,674), accrued interest (\$7,337), and offset by Due to Operating (\$29,744).
  - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Total Operating Liabilities.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$102,381, is \$221,835. Total Operating Liabilities balance of \$795,156, is made up primarily of Unearned Revenue (\$478,037) and Prepaid Assessments (\$172,181), and also includes \$50,374 of unclaimed property and security deposits – some or all of which may revert to VCA due to the passage of time.
- **Operating Fund Income Statement.**
  - **Income.** Total income for the month was \$175,913. This was \$25,710 under budget and is due primarily to lower revenues from residential assessment income, late fees, and commercial assessments. Year-to-date Income totals \$682,751, which is \$105,291 under budget. YTD Member assessments are \$76,516 under budget, and builder assessments are \$20,396 under budget.
  - **Expenses.** Total expenses for the month were \$188,099 —\$37,950 under budget. YTD actual expenses incurred total \$771,753 and are \$119,337 under budget.
  - YTD Income is 105,291 under Budget, but because expenses have been below budget as described below, the unaudited deficit of \$89,002 is an improvement of \$14,046 over the YTD budgeted deficit of \$108,048. YTD Admin Expense is \$33,944 under Budget, Utilities are \$28,184 under Budget, Landscaping is \$35,348 under Budget and Common Area is \$21,862 under Budget.
- **Reserve Fund.**

- **Revenue.** As budgeted, a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$79,167. A total of \$316,667 has been contributed YTD. \$950K is Budgeted for the full year.
- **Expenditures.** Reserve Fund spending totaled \$30,762 in April, and has totaled \$75,302 YTD. Budgeted Reserve Fund spending YTD totals \$1,046,700. Several large project spends may occur in upcoming months.
- **Investment Portfolio.** As described above Reserve Funds totaling \$3,483,187 are invested.
- **Siena**
  - **Overall financial condition.** YTD the Operating Fund balance is \$14,288, and is adequate to cover anticipated expenses. YTD the Reserve Fund balance is \$212,687 and is adequate. YTD Operating Income of \$6,674 exceeds Operating Expenses of \$4,709, by \$1,966. YTD Reserve Fund income has totaled \$9,608 while Reserve Fund Expenses have totaled \$0.

*Respectfully submitted.*

*Ted Dann, Treasurer*



<b>347 VISTOSO COMMUNITY ASSOCIATION</b> <b>BALANCE SHEET</b> <b>04/30/2023</b>
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<b>OPERATING FUNDS</b>		
OPERATING CASH	448,768.42	
US BANK SAVINGS	616,816.92	
DUE FROM RESERVES	29,744.26	
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<b>TOTAL OPERATING FUNDS</b>		<b>1,095,329.60</b>
<b>RESERVE FUNDS</b>		
DUE TO OPERATING	(29,744.26)	
RESERVE- PACWEST BANK MMA	166.57	
RESERVE- ENTERPRISE BANK MMA	255,442.39	
MORGAN STANLEY	2,480,919.97	
RESERVE- WEBSTER BANK MMA	254,859.00	
RESERVE- US BANK MMA	514,206.38	
RESERVES - ACCRUED INTEREST	7,337.19	
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<b>TOTAL RESERVE FUNDS</b>		<b>3,483,187.24</b>
<b>DEPOSITS</b>		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	
	-----	
<b>TOTAL DEPOSITS</b>		<b>3,024.22</b>
<b>ACCOUNTS RECEIVABLE</b>		
ACCOUNTS RECEIVABLE	324,216.58	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,381.43)	
PRE-LEGAL RECEIVABLE	45,332.71	
CONTINGENT PAYABLE	(45,332.71)	
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<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>221,835.15</b>
<b>OTHER ASSETS</b>		
PREPAID EXPENSES	14,015.45	
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<b>TOTAL OTHER ASSETS</b>		<b>14,015.45</b>
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<b>TOTAL ASSETS</b>		<b>4,817,391.66</b>
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<b>LIABILITIES &amp; EQUITY</b>		
<b>LIABILITIES</b>		



<b>347 VISTOSO COMMUNITY ASSOCIATION</b> <b>BALANCE SHEET</b> <b>04/30/2023</b>
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ACCOUNTS PAYABLE	(1,301.84)	
ACCRUED EXPENSES	86,641.03	
PREPAID ASSESSMENTS	172,181.50	
REFUNDABLE DEPOSIT	9,225.00	
UNEARNED REVENUE	478,037.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
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TOTAL LIABILITIES		795,156.31
RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	353,164.23	
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TOTAL RESERVE		3,483,187.24
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(353,164.23)	
CURRENT SURPLUS/(DEFICIT)	264,162.13	
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TOTAL SURPLUS/(DEFICIT)		539,048.11
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TOTAL LIABILITIES & EQUITY		4,817,391.66
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# 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 04/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
9,783	16,666	(6,883)	5100	WATER/SEWER	39,934	66,664	(26,730)	200,000
3,494	4,333	(839)	5120	ELECTRIC	14,803	17,332	(2,529)	52,000
0	30	(30)	5125	GAS	(114)	120	(234)	360
1,427	417	1,010	5151	TELEPHONE	1,940	1,668	272	5,000
0	267	(267)	5151B	INTERNET	271	1,068	(797)	3,200
138	75	63	5152	ALARM MONITORING	2,135	300	1,835	900
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14,842	21,788	(6,946)		TOTAL UTILITIES	58,968	87,152	(28,184)	261,460
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	416,237	416,236	1	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	16,668	(16,668)	50,000
666	2,083	(1,417)	5220	IRRIGATION REPAIRS	1,161	8,332	(7,171)	25,000
1,555	167	1,388	5222	BACKFLOW INSPEC/RPRS	1,674	668	1,006	2,000
0	630	(630)	5228	EROSION CONTROL	0	2,520	(2,520)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	3,065	10,560	(7,495)	31,677
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106,280	114,996	(8,716)		TOTAL LANDSCAPE	422,136	457,484	(35,348)	1,369,951
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	0	3,332	(3,332)	10,000
0	333	(333)	5700K	KEYS/LOCK REPAIR	1,250	1,332	(82)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	185	4,832	(4,647)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	0	664	(664)	2,000
2,212	1,897	315	5769A	JANITORIAL	8,726	7,588	1,138	22,760
0	2,083	(2,083)	5774	PET WASTE REMOVAL	5,033	8,332	(3,300)	25,000
526	1,909	(1,383)	5779CC	SECURITY PATROL	2,224	7,636	(5,412)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
1,180	833	347	5800	COMMON AREA MAINTENANCE/REPAIRS	3,031	3,332	(301)	10,000
1,633	500	1,133	5845	PARK MAINT	1,633	2,000	(367)	6,000
0	540	(540)	5850	EXTERMINATING	797	2,160	(1,363)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	2,532	(2,532)	7,600
-----	-----	-----			-----	-----	-----	-----
5,551	11,185	(5,634)		TOTAL COMMON AREA	22,878	44,740	(21,862)	134,244
-----	-----	-----			-----	-----	-----	-----
188,099	226,049	(37,950)		TOTAL OPERATING EXPENSES	771,753	891,090	(119,337)	2,624,613
-----	-----	-----			-----	-----	-----	-----
(12,186)	(24,426)	12,240		OPERATING FUND SURPLUS/(DEFICIT)	(89,002)	(103,048)	14,046	(278,949)
=====	=====	=====			=====	=====	=====	=====

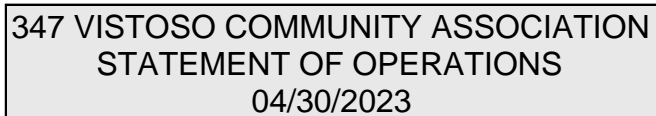


# 347 VISTOSO COMMUNITY ASSOCIATION STATEMENT OF REVENUES & EXPENSES 04/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	316,667	316,668	(1)	950,000
0	0	0	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
3,832	2,083	1,749	7034	INTEREST RESERVE FUND	29,511	8,332	21,179	25,000
79,201	0	79,201	7069	GAIN (LOSS) ON INVESTMENTS	79,201	0	79,201	0
0	(1,000)	1,000	8537	BANK/INVESTMENT CHARGES	(2,488)	(4,000)	1,512	(12,000)
-----	-----	-----			-----	-----	-----	-----
162,200	80,250	81,950		TOTAL RESERVE INCOME	428,467	321,000	107,467	963,000
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E X P E N D I T U R E S								
13,405	0	13,405	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
0	0	0	8520	PAINTING	0	11,900	(11,900)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
10,125	0	10,125	8530	ASPHALT SEAL COATING	41,117	32,800	8,317	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
7,232	0	7,232	8578D	DRAINAGE	10,822	300,000	(289,178)	300,000
-----	-----	-----			-----	-----	-----	-----
30,762	0	30,762		TOTAL RESERVE EXPENDITURES	75,302	1,036,700	(961,398)	1,036,700
-----	-----	-----			-----	-----	-----	-----
131,438	80,250	51,188		RESERVE FUND SURPLUS/(DEFICIT)	353,164	(715,700)	1,068,864	(73,700)
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**347A VISTOSO- SIENA**  
**BALANCE SHEET**  
**04/30/2023**

Page: 1

OPERATING FUNDS		
OPERATING CASH	16,703.31	
DUE FROM RESERVES	(2,415.08)	
	-----	
TOTAL OPERATING FUNDS		14,288.23
RESERVE FUNDS		
DUE TO OPERATING	2,415.08	
RESERVE- US BANK MMA	210,271.50	
	-----	
TOTAL RESERVE FUNDS		212,686.58
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	457.32	
ACCOUNTS RECEIVABLE - PARCELS	1,222.22	
	-----	
TOTAL ACCOUNTS RECEIVABLE		1,679.54
		-----
TOTAL ASSETS		228,654.35
		=====
LIABILITIES & EQUITY		
LIABILITIES		
ACCRUED EXPENSES	330.48	
PREPAID ASSESSMENTS	(1,772.02)	
PREPAID ASSESSMENTS - PARCELS	3,344.02	
UNEARNED REVENUE	7,800.00	
	-----	
TOTAL LIABILITIES		9,702.48
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	9,607.97	
	-----	
TOTAL RESERVE		212,686.58
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(9,607.97)	



<b>347A VISTOSO- SIENA</b> <b>BALANCE SHEET</b> <b>04/30/2023</b>
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CURRENT SURPLUS/(DEFICIT)	11,573.82	
	-----	
TOTAL SURPLUS/(DEFICIT)		6,265.29
		-----
TOTAL LIABILITIES & EQUITY		228,654.35
		=====

# 347A VISTOSO- SIENA

## STATEMENT OF REVENUES & EXPENSES

04/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	15,990	15,860	130	47,580
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(8,379)	(8,376)	(3)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(937)	(936)	(1)	(2,810)
-----	-----	-----			-----	-----	-----	-----
1,571	1,637	(66)		TOTAL INCOME	6,674	6,548	126	19,633
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E X P E N S E S								
A D M I N I S T R A T I V E								
23	25	(2)	P5090	INSURANCE	85	100	(15)	300
-----	-----	-----			-----	-----	-----	-----
23	25	(2)		TOTAL ADMINISTRATIVE	85	100	(15)	300
U T I L I T I E S								
184	42	142	P5100	WATER/SEWER	820	168	652	500
47	50	(3)	P5120	ELECTRIC	183	200	(17)	600
-----	-----	-----			-----	-----	-----	-----
231	92	139		TOTAL UTILITIES	1,003	368	635	1,100
L A N D S C A P I N G								
705	705	0	P5200	LANDSCAPE CONTRACT	2,821	2,820	1	8,462
0	50	(50)	P5220	IRRIGATION REPAIRS	0	50	(50)	100
-----	-----	-----			-----	-----	-----	-----
705	755	(50)		TOTAL LANDSCAPE	2,821	2,870	(49)	8,562
P O O L / S P A / C L U B H O U S E								
200	160	40	P5350	FOUNTAIN MAINTENANCE	(1,200)	5,720	(6,920)	7,000
-----	-----	-----			-----	-----	-----	-----
200	160	40		TOTAL POOLS	(1,200)	5,720	(6,920)	7,000
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	780	1,040	(260)	3,120
120	133	(13)	P5511	GATE REPAIRS	250	532	(282)	1,600
110	105	5	P5517	GATE PHONE	450	420	30	1,260
-----	-----	-----			-----	-----	-----	-----
490	498	(8)		TOTAL GATES	1,480	1,992	(512)	5,980
C O M M O N A R E A								
0	75	(75)	P5739	STREET SWEEPING	256	300	(44)	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	532	(267)	1,600
-----	-----	-----			-----	-----	-----	-----
0	208	(208)		TOTAL COMMON AREA	521	832	(311)	2,500
-----	-----	-----			-----	-----	-----	-----
1,650	1,738	(88)		TOTAL OPERATING EXPENSES	4,709	11,882	(7,173)	25,442
-----	-----	-----			-----	-----	-----	-----
(79)	(101)	22		OPERATING FUND SURPLUS/(DEFICIT)	1,966	(5,334)	7,300	(5,809)
=====	=====	=====			=====	=====	=====	=====

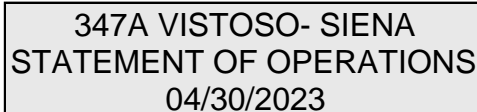


347A VISTOSO- SIENA  
STATEMENT OF REVENUES & EXPENSES  
04/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	8,379	8,376	3	25,137
121	12	109	P7034	INTEREST RESERVE FUNDS	292	48	244	150
234	234	0	P7099	P/Y RSV ALLOCATIONS	937	936	1	2,810
-----	-----	-----			-----	-----	-----	-----
2,450	2,340	110		TOTAL RESERVE INCOME	9,608	9,360	248	28,097
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
0	10,000	(10,000)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	10,000	(10,000)	10,000
-----	-----	-----			-----	-----	-----	-----
0	10,000	(10,000)		TOTAL RESERVE EXPENDITURES	0	10,000	(10,000)	10,000
-----	-----	-----			-----	-----	-----	-----
2,450	(7,660)	10,110		RESERVE FUND SURPLUS/(DEFICIT)	9,608	(640)	10,248	18,097
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<b>347Z VISTOSO COMMUNITY CONSOLIDATED</b> <b>BALANCE SHEET</b> <b>04/30/2023</b>
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**ASSETS****OPERATING FUNDS**

US BANK - OPERATING CHECKING	465,427.08
OPERATING - US BANK	44.65
US BANK SAVINGS	616,816.92
DUE FROM RESERVES	27,329.18
	-----

<b>TOTAL OPERATING FUNDS</b>	<b>1,109,617.83</b>
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**RESERVE FUNDS**

DUE TO OPERATING	(27,329.18)
RESERVE ENTERPRISE BANK MMA	255,442.39
RESERVE WEBSTER BANK	254,859.00
RESERVE PACWEST BANK - MM	166.57
RESERVE US BANK MMA	724,477.88
MORGAN STANLEY	2,480,919.97
RESERVES - ACCRUED INTEREST	7,337.19
	-----

<b>TOTAL RESERVE FUNDS</b>	<b>3,695,873.82</b>
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**DEPOSITS**

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
	-----

<b>TOTAL DEPOSITS</b>	<b>3,024.22</b>
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**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	324,673.90
ACCOUNTS RECEIVABLE - PARCELS	1,222.22
PRE-LEGAL RECEIVABLE	45,332.71
CONTINGENT PAYABLE	(45,332.71)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(102,381.43)
	-----

<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>223,514.69</b>
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**OTHER ASSETS**

PREPAID EXPENSES	14,015.45
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<b>TOTAL OTHER ASSETS</b>	<b>14,015.45</b>
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<b>TOTAL ASSETS</b>	<b>5,046,046.01</b>
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# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 04/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
172,606	192,241	(19,635)	4000	ASSESSMENT INCOME	692,448	768,964	(76,516)	2,306,892
3,900	3,965	(65)	4000P	PARCEL ASSESSMENTS	15,990	15,860	130	47,580
61,664	64,089	(2,425)	4001	COMMERCIAL DUES	246,656	256,356	(9,700)	769,068
1,881	167	1,714	4030	INTEREST INCOME	6,117	668	5,449	2,000
369	1,250	(881)	4050	COLLECTION COST REIMBURSEMENT	2,387	5,000	(2,613)	15,000
0	167	(167)	4050FR	FILE REVIEW FEE	650	668	(18)	2,000
48	42	6	4050MU	MONITOR TRUSTEE SALE	190	168	22	504
760	167	593	4050RR	FILE TRANSFER FEES	1,045	668	377	2,000
0	25	(25)	4050T	FORECLOSURE/TRUSTEE SALES	0	100	(100)	300
3,799	2,083	1,716	4070	LATE FEE INCOME	9,269	8,332	937	25,000
175	225	(50)	4075	NSF FEE	665	450	215	900
4,749	10,000	(5,251)	4205	BUILDER ASSESSMENT	19,604	40,000	(20,396)	120,000
1,290	1,250	40	4900	VIOLATION FINES	3,436	5,000	(1,564)	15,000
0	83	(83)	4945	NEWSLETTER INCOME	0	332	(332)	1,000
7,740	9,000	(1,260)	4950	REBILL FEE	16,950	18,000	(1,050)	36,000
(79,167)	(79,166)	(1)	6010	GENERAL RESERVE TRANSFER	(316,667)	(316,664)	(3)	(950,000)
(2,095)	(2,094)	(1)	P6010	GENERAL RESERVE TRANSFER	(8,379)	(8,376)	(3)	(25,137)
(234)	(234)	0	P6099	P/Y RSV ALLOCATIONS	(937)	(936)	(1)	(2,810)
-----	-----	-----			-----	-----	-----	-----
177,484	203,260	(25,776)		TOTAL INCOME	689,425	794,590	(105,165)	2,365,297
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
8,710	9,678	(968)	5000	MANAGEMENT FEE	33,528	38,712	(5,184)	116,136
3,620	3,024	596	5000RO	OFFICE LEASE	12,565	12,096	469	36,291
0	0	0	5005	RESERVE STUDY	1,195	1,195	0	2,390
26,051	25,833	218	5007w	SALARIES & BENEFITS	107,734	103,332	4,402	310,000
7,740	9,000	(1,260)	5009A	REBILL FEE EXPENSE	16,950	18,000	(1,050)	36,000
175	225	(50)	5009B	NSF FEE EXPENSE	665	450	215	900
1,870	3,833	(1,963)	5010	LEGAL EXPENSE	12,712	15,332	(2,620)	46,000
0	2,023	(2,023)	5014	'CC&R REVISIONS PROJECT	0	8,092	(8,092)	24,275
432	2,200	(1,768)	5020	LIEN/COLLECTION COST	2,449	8,800	(6,351)	26,400
0	167	(167)	5020F	FILE REVIEW FEE	650	668	(18)	2,000
48	42	6	5020M	MONITOR TRUSTEE SALE	190	168	22	500
760	292	468	5020RR	FILE TRANSFER FEE EXPENSE	1,045	1,168	(123)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	100	(100)	300
0	750	(750)	5030	AUDIT/TAX PREPARATION	0	750	(750)	10,500
211	0	211	5033F	ADVERTISING	211	750	(539)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
61	1,000	(939)	5039	WEBSITE	244	1,000	(756)	1,000
7,580	7,500	80	5040	ADMINISTRATION	30,256	30,000	256	90,000
0	122	(122)	5046	NEWSLETTER	428	488	(60)	1,464
294	1,250	(956)	5047B	OFFICE EQUIPMENT RENTAL	3,620	5,000	(1,380)	15,000
238	398	(160)	5048	OFFICE EXPENSE	12,327	1,592	10,735	4,776
0	0	0	5052	PRINTING	605	0	605	3,000
1,000	1,033	(33)	5054	ARCHITECTURAL EXPENSE	1,700	4,132	(2,432)	12,400
0	0	0	5055	MEETING EXPENSE	31,789	19,000	12,789	19,000
(1,108)	500	(1,608)	5059	POSTAGE	(1,076)	2,000	(3,076)	6,000
0	208	(208)	5063	MILEAGE	0	832	(832)	2,500
0	417	(417)	5065	PROFESSIONAL FEES	1,000	1,668	(668)	5,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	500	(500)	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	400
0	5,000	(5,000)	5080	CORPORATE TAXES	0	5,000	(5,000)	5,000
0	0	0	5088	BAD DEBT EXPENSE	163	6,887	(6,724)	27,548
3,110	3,133	(23)	5090	INSURANCE	11,196	12,094	(898)	37,158
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	417	(417)	5099	MISCELLANEOUS EXPENSE	1,238	1,668	(431)	5,000
600	0	600	5099PY	PRIOR YEAR ADJUSTMENT/EXP	(15,754)	0	(15,754)	0
23	25	(2)	P5090	INSURANCE	85	100	(15)	300
-----	-----	-----			-----	-----	-----	-----
61,450	78,105	(16,655)		TOTAL ADMINISTRATIVE	267,855	301,814	(33,959)	859,258
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**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
04/30/2023**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
9,783	16,666	(6,883)	5100	WATER/SEWER	39,934	66,664	(26,730)	200,000
3,494	4,333	(839)	5120	ELECTRIC	14,803	17,332	(2,529)	52,000
0	30	(30)	5125	GAS	(114)	120	(234)	360
1,427	417	1,010	5151	TELEPHONE	1,940	1,668	272	5,000
0	267	(267)	5151B	INTERNET	271	1,068	(797)	3,200
138	75	63	5152	ALARM MONITORING	2,135	300	1,835	900
184	42	142	P5100	WATER/SEWER	820	168	652	500
47	50	(3)	P5120	ELECTRIC	183	200	(17)	600
-----	-----	-----			-----	-----	-----	-----
15,074	21,880	(6,806)		TOTAL UTILITIES	59,971	87,520	(27,549)	262,560
LANDSCAPING								
104,059	104,059	0	5200	LANDSCAPE CONTRACT	416,237	416,236	1	1,248,710
0	1,250	(1,250)	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	4,167	(4,167)	5218	MAJOR PROJECTS	0	16,668	(16,668)	50,000
666	2,083	(1,417)	5220	IRRIGATION REPAIRS	1,161	8,332	(7,171)	25,000
1,555	167	1,388	5222	BACKFLOW INSPEC/RPRS	1,674	668	1,006	2,000
0	630	(630)	5228	EROSION CONTROL	0	2,520	(2,520)	7,564
0	2,640	(2,640)	5240	TREE TRIMMING/REMOVAL	3,065	10,560	(7,495)	31,677
705	705	0	P5200	LANDSCAPE CONTRACT	2,821	2,820	1	8,462
0	50	(50)	P5220	IRRIGATION REPAIRS	0	50	(50)	100
-----	-----	-----			-----	-----	-----	-----
106,985	115,751	(8,766)		TOTAL LANDSCAPE	424,957	460,354	(35,397)	1,378,513
POOL/SPA/CLUBHOUSE								
200	160	40	P5350	FOUNTAIN MAINTENANCE	(1,200)	5,720	(6,920)	7,000
-----	-----	-----			-----	-----	-----	-----
200	160	40		TOTAL POOLS	(1,200)	5,720	(6,920)	7,000
GATES								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	780	1,040	(260)	3,120
120	133	(13)	P5511	GATE REPAIRS	250	532	(282)	1,600
110	105	5	P5517	GATE PHONE	450	420	30	1,260
-----	-----	-----			-----	-----	-----	-----
490	498	(8)		TOTAL GATES	1,480	1,992	(512)	5,980
COMMON AREA								
0	833	(833)	5700	BUILDING MAINTENANCE	0	3,332	(3,332)	10,000
0	333	(333)	5700K	KEYS/LOCK REPAIR	1,250	1,332	(82)	4,000
0	1,208	(1,208)	5722	ELECTRIC REPAIRS/SUPPLIES	185	4,832	(4,647)	14,500
0	166	(166)	5740	SIGN MAINTENANCE	0	664	(664)	2,000
2,212	1,897	315	5769A	JANITORIAL	8,726	7,588	1,138	22,760
0	2,083	(2,083)	5774	PET WASTE REMOVAL	5,033	8,332	(3,300)	25,000
526	1,909	(1,383)	5779CC	SECURITY PATROL	2,224	7,636	(5,412)	22,904
0	250	(250)	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
1,180	833	347	5800	COMMON AREA MAINTENANCE/REPAIRS	3,031	3,332	(301)	10,000
1,633	500	1,133	5845	PARK MAINT	1,633	2,000	(367)	6,000
0	540	(540)	5850	EXTERMINATING	797	2,160	(1,363)	6,480
0	633	(633)	5895	TENNIS COURT MAINTENANCE	0	2,532	(2,532)	7,600
0	75	(75)	P5739	STREET SWEEPING	256	300	(44)	900
0	133	(133)	P5800	COMMON AREA MAINTAINENCE	265	532	(267)	1,600
-----	-----	-----			-----	-----	-----	-----
5,551	11,393	(5,842)		TOTAL COMMON AREA	23,399	45,572	(22,173)	136,744
-----	-----	-----			-----	-----	-----	-----
189,749	227,787	(38,038)		TOTAL OPERATING EXPENSES	776,461	902,972	(126,511)	2,650,055
-----	-----	-----			-----	-----	-----	-----
(12,264)	(24,527)	12,263		OPERATING FUND SURPLUS/(DEFICIT)	(87,036)	(108,382)	21,346	(284,758)
=====	=====	=====			=====	=====	=====	=====



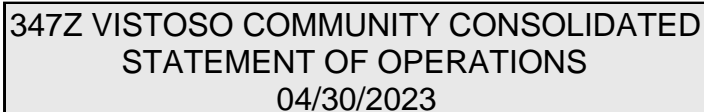
# 347Z VISTOSO COMMUNITY CONSOLIDATED STATEMENT OF REVENUES & EXPENSES 04/30/2023

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND								
I N C O M E								
79,167	79,167	0	7010	TRANSFER FROM OPERATING	316,667	316,668	(1)	950,000
0	0	0	7029U	UNREALIZED GAIN/(LOSS) ON INVEST	5,576	0	5,576	0
3,832	2,083	1,749	7034	INTEREST RESERVE FUND	29,511	8,332	21,179	25,000
79,201	0	79,201	7069	GAIN (LOSS) ON INVESTMENTS	79,201	0	79,201	0
2,095	2,094	1	P7010	PARCEL TRANSFER TO RESERVES	8,379	8,376	3	25,137
121	12	109	P7034	INTEREST RESERVE FUNDS	292	48	244	150
0	(1,000)	1,000	8537	BANK/INVESTMENT CHARGES	(2,488)	(4,000)	1,512	(12,000)
234	234	0	P7099	P/Y RSV ALLOCATIONS	937	936	1	2,810
-----	-----	-----			-----	-----	-----	-----
164,650	82,590	82,060		TOTAL RESERVE INCOME	438,075	330,360	107,715	991,097
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
13,405	0	13,405	8510	GENERAL RESERVE EXPENSE	23,363	22,000	1,363	22,000
0	0	0	8520	PAINTING	0	11,900	(11,900)	11,900
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	0	261,500	(261,500)	261,500
10,125	0	10,125	8530	ASPHALT SEAL COATING	41,117	32,800	8,317	32,800
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	15,500	(15,500)	15,500
0	0	0	8575	IRRIGATION SYSTEMS	0	393,000	(393,000)	393,000
7,232	0	7,232	8578D	DRAINAGE	10,822	300,000	(289,178)	300,000
0	10,000	(10,000)	P8510	PARCEL - GENERAL RESERVE EXPENSE	0	10,000	(10,000)	10,000
-----	-----	-----			-----	-----	-----	-----
30,762	10,000	20,762		TOTAL RESERVE EXPENDITURES	75,302	1,046,700	(971,398)	1,046,700
-----	-----	-----			-----	-----	-----	-----
133,888	72,590	61,298		RESERVE FUND SURPLUS/(DEFICIT)	362,772	(716,340)	1,079,112	(55,603)
=====	=====	=====			=====	=====	=====	=====

[illegible]

[illegible]



[illegible]



## 2023 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

Updated 5.15.23

EXECUTIVE SUMMARY	
total number of projects	20
total budget of projects	1,554,200
total of RFPs sent	9
total of current contracts	232,034
total projects completed	0
% of projects completed	0.0%
% of budget completed	1.3%

GL code	component #	component description	RFP sent	MONTHLY PROGRESS AND EXPENDITURES														running		% of		comments
				budget	contract \$	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total	budget2	complete?		
8525	100	Monuments - Renovate	4/21	261,500														-	0.0%		Architectural Landscape Bids were solicited on April 21, 2023.	
8525	108	Monument Lights - replace		11,400														-	0.0%			
8530	152	Asphalt seal repair (2019)	6/22	9,000	8,150					X8441								-	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. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. Scheduled for the end of March 2023. This project had to be rescheduled to April 25 & 26, 2023 due to low temperatures. Project completed in April 2023 and paid in May 2023.	
8578D	190 (A)	Drainage Mitgate/Repair	10/22	300,000	151,950		3,590		7,232	X2,250								10,822	3.6%		27 Mile erosion bids have been solicited. Board will be considering proposals at the March Board meeting. Board choose Rockridge Construction (\$148,360) at the March 23, 2023 meeting. In April, Engineering costs for 27 Mile (\$3,857) and Vistoso Vistas at North Big View Ct (\$3,375). For May 2023, Engineering costs for N Big View Ct (\$2,250)	
8578D	190 (B)	Drainage Mitgate/Repair (annual)		56,000														-	0.0%			
8530	200	Asphalt - Resurface (2022)		7,800														-	0.0%		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.	
8550	286	Shade Sails - Replace	2/23	15,500	14,897													-	0.0%			
8575	320	Irrigation Replacement System(Innovation Pk) (2022)		232,000														-	0.0%		Bids solicited in August 2022. After research 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) (2022)		256,000														-	0.0%		Placed on hold. Board requested 3 bids for project management to oversee this project. Board engaged FSR to oversee project. Anticipated completion of project 2024.	
8520	510	Metal Fence - Replace	2/23	3,400	680													-	0.0%		The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting. Project awarded to Facelift Painting.	
8541	530	Landscape Granite - Replenish (A)		16,000														-	0.0%			
8520	710	Metal Fence - Replace	2/23	18,600	2,800													-	0.0%		The railing does not need to be replaced. It will be painted as part of the painting project in 2023. Proposals to be considered by the board at the April 27, 2023 meeting. Project awarded to Facelift Painting.	
8541	730	Landscape Granite - Replenish		108,800														-	0.0%			
8530	741	Asphalt - Seal/Repair (2022)	6/22	5,000	4,752					X4,752								-	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. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. (This project was formerly part of #150) This is scheduled for the end of March. The project was rescheduled to April 25 & 26, 2023 due to low temperatures. Project completed in April 2023, paid in May 2023.	
8541	794	Landscape Granite - Replenish		58,000														-	0.0%			
8541	1030	Landscape granite - Replenish (C) (2022)		94,300														-	0.0%		Placed on hold. Board requested 3 bids for project management to oversee this project. Projected completion of project 2023. Board engaged FSR to oversee project. Projected completion of project 2024.	
8575	1032	Irrigation System - Replace (2022)		161,000														-	0.0%		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.	

8530	1102	Asphalt - Seal/Repair (2022)	6/22	11,000	10,125															10,125	92.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Board tabled until the September 29 board meeting. Proposals will be presented to the Board at the December 8, 2022 for consideration. Board selected Sunland Asphalt and project start date to be in 2023. (This project was formerly part of #150) This project is scheduled for the end of March 2023. The project was rescheduled to April 6, 2023, due to low temperatures. Project Completed.
8541	1160	Landscape Granite - Replenish		60,000	10,125															-	0.0%	
8541	1230	Landscape Granite - Replenish		60,600																-	0.0%	
8541	1250	Landscape Granite - Replenish		31,300																-	0.0%	
8520	1320	Metal Fence - Repaint	2/23	2,800	2,980															-	0.0%	
8575		Project Management - Irrigation Replacement		16,650	16,650															-	0.0%	Covers Components #320 & #1032
8541		Project Management - Granite Replacement		12,100	12,100															-	0.0%	This budget/contract is the second half of an approved 2022 contract w/PM
8520		Project Management - Paint		2,750	2,750															-	0.0%	Covers Components VCA #510, #710 #1320 & Siena #2014
8530		Project Management - Asphalt		4,200	4,200															-	0.0%	Covers Components #150, #200 & #700
RESERVE FUND EXPENDITURE TOTALS			9	1,554,200	232,034	-	3,590	-	17,357	-	-	-	-	-	-	-	-	-	-	20,947	1.3%	0
count	20	foot check 20,947																				

Additional Unbudgeted Reserve Fund Expenditures

GL code	component #	component description	actual cost	reserve study	RS projected	posting	notes
			amount	projection?	date	date	
8543P	1214	Sunset Park Playgrd. Rubber Bridge Repl.	x1500	62,400	2034	July	bridge replaced early due to damage
8543P	1048	Monticello Park Playground equipment	x11000	93,210	2025	Sept	
8520	1083	Painting	X2,165.90	2,910	2022	April	this project was budgeted and completed in 2022, but was not submitted until April 2023
8520	1114	Painting	X8,425.71	7,280	2022	April	this project was budgeted and completed in 2022, but was not submitted until April 2023
8520	1320	Painting	X1,727.00	15,600	2022	April	this project was budgeted and completed in 2022, but was not submitted until April 2023
8510	1220	Basketball court refurbishment	9,958	16,400	2022	Jan	this project was actually budgeted and completed in 2022, but was not invoiced until Jan 2023
8510	120	Replace 12 Street Light Fixture	13,405	455,927	2031	April	
8530	1200	Asphalt - Resurface (2022)	30,992	24,000	2022	Feb	this project was actually budgeted and completed in 2022, but was not invoiced until Mar 2023
count/totals			6	54,355			

RECONCILIATION		
combined total of budgeted and unbudgeted project expenditures*	75,302	OK
total reserve fund expenses YTD from financials	75,302	0
*THE COMBINED TOTALS OF THE BUDGETED PROJECT EXPENDITURES AND ADDITIONAL UNBUDGETED RESERVE FUND EXPENDITURES SHOULD BE RECONCILED WITH THE PREVIOUS MONTH'S FINANCIALS		

RESERVE STUDY CORRECTIONS FOR NEXT YEAR
#1083 Fence & Rails - repaint was completed in 2022
#1200 Asphalt - Resurface is scheduled for 2026 but was done in 2022

## VCA Landscape Report April 2023

### Irrigation

- All irrigation timers have been seasonally adjusted for the warmer weather to come. We located two irrigation main line leaks on Innovation and one on Woodburne all have been repaired.

### Turf /Parks

- All turf areas that were allowed to go dormant this year Wildlife Park, Tangerine, and Oracle Monuments are now green and are being irrigated accordingly.



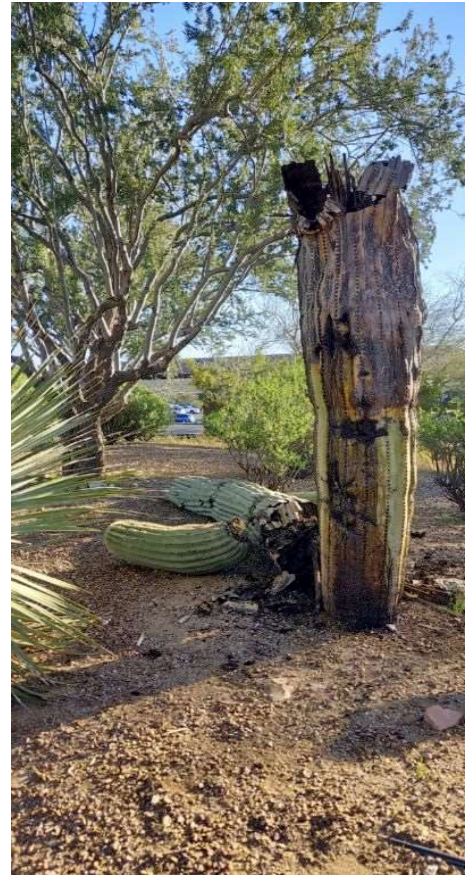


## Chemical

- VCA onsite Chem Tech is continuously applying post-emergent to weeds throughout VCA common areas and roadsides.

## Site damage

- The first Saguaro had broke at a narrow point of trunk, resulting in the loss of half of its hieght. The saguaro is approximately 6ft tall now and wound seems to be healing nicely.  
The second Saguaro died due to bacteria necrosis .



## **Proposals submitted**

- Siena Gate landscape revised proposal submitted.

## **Work orders**

5 work orders for April have been completed.

## **Added Value**

Exposed areas along common walls looking for tree roots. Findings were reported to First Services.

12185 Legacy Pl

326 W Klinger Canyon

# Vistoso Projects Update

## May 16, 2023

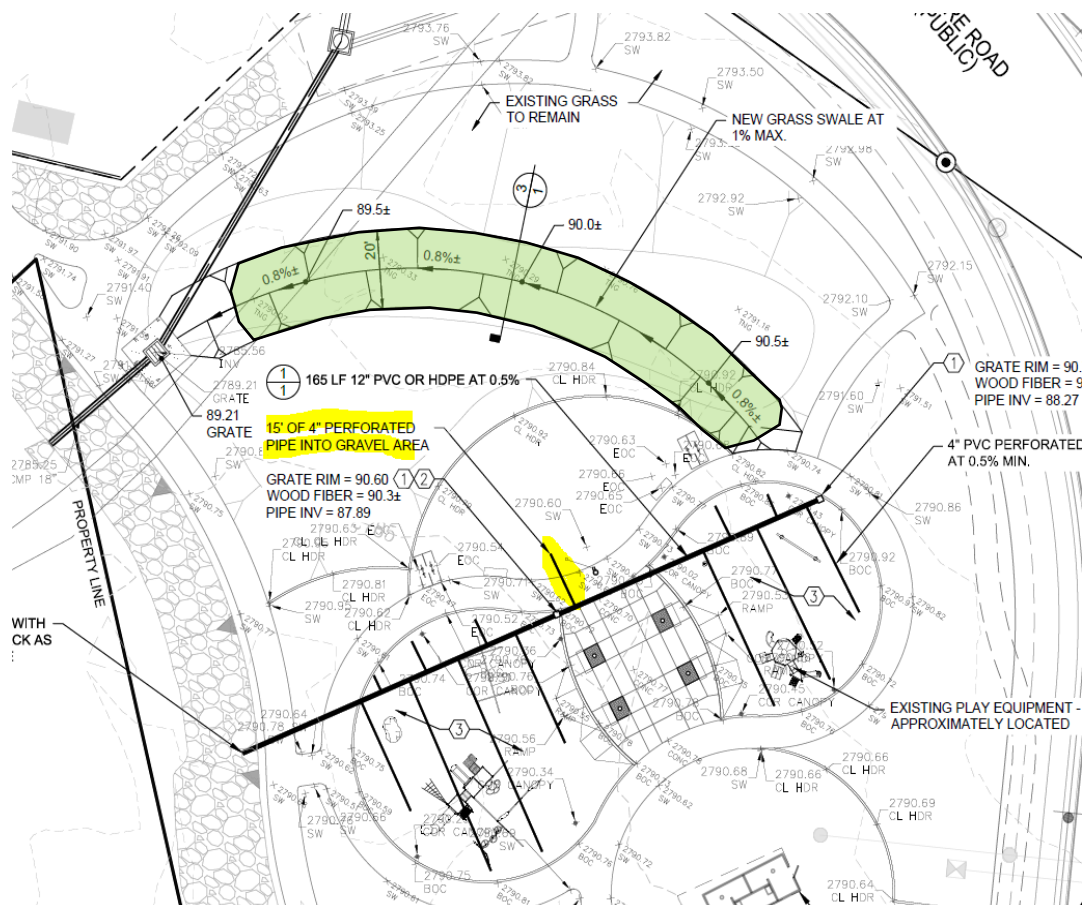
- **Parcel Turnovers (In Progress)**

- **Valley Vista:**

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

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

- AAA has taken over maintenance of the grass as a transitional measure and sent Mattamy a proposal for additional seeding.
  - We are waiting for the final tree installations and as-builts of the irrigation before scheduling a final walkthrough.





# Vistoso Projects Update

## May 16, 2023

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

- August 26 2022 meeting, (Barbara Daoust, Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) and Anthony Martin). (Complete)
  - Paradigm has agreed to the concept and will grant the necessary easements for our design.
- Feb 9, 2023 - Tracy presented his drainage report at the BOD meeting (Complete).
  - A proposal for “Phase 2” of the erosion Repair was presented and approved by the BOD
    - The BOD stipulated they wanted to get a legal opinion on the financial responsibility for the Bridal Veil Project.
- March 10, 2023 - Bod Meeting with John Spiker to discuss direction of Bridal Veil (Complete).
  - Anthony Martin inspected and made a request for direction on additional fencing.

*“I looked at the fencing placed around the severe erosion at Bridal Veil yesterday (shown in Blue on the pictures below).*

*The North-West Side of the erosion is secured by a temporary fence. The South-East side is not fences as the terrain is extreme and very difficult to move through.*

*We could have additional fencing to completely encircle the worst of the erosion (see possible additional fence in red).”*





# Vistoso Projects Update

## May 16, 2023

- April 18, 2023

The TOV and members of the BOD and management met to discuss moving the Bridal Veil project forward.

To date, the engineer, Tracy Bogardus has completed his report and preliminary proposal.

The developer of the adjoining land, Paradigm, have agreed to accept the flow of water and combine it into their G&D plans. This is contingent on the acceptance of the zoning change to move their development forward.

The Association will meet again with Tracy Bogardus to explore the most cost-effective erosion repair plan to move forward and submit this to the Board of Directors.

A preliminary version of this plan will need to be endorsed by the TOV prior to submission.

- – The Town of Oro are meeting with the members of the BOD, management and representative from the adjoining property owner, “paradigm”.
  - This meeting will be to discuss possible options on the repair of the Bridal Veil Erosion.

- May 16, 2023

A meeting is scheduled for May 30, 2023 at the Vistoso Association office. The agenda items are:

- Discuss plan options for the minimum specifications.
- Discuss cost estimate (best guess from engineer) for the a minimum plan to be constructed.
- Discuss cost of annual ongoing maintenance of the minimum plan.

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

- This site is also referred to on the drainage inventory map (WLB) as site 9.
- The preliminary plan has been completed and submitted by John wise (WLB)
- A Zoom meeting to discuss the preliminary plan is scheduled for Feb 15 with John Wise, John Spiker (TOV), Barbara and myself.

- May 16, 2023

An additional area of erosion needs to be inspected and included in the engineering report. AAA cleared vegetation to allow access to the area to allow the surveyor to inspect.

John Wise from WLB has given an estimate of \$2,500 to survey and update the report.

# Vistoso Projects Update

## May 16, 2023

### ○ 2023 Painting (**In Progress**)

- The BOD approved the 2023 Paint proposal for project coordination at the Feb 2023 BOD meeting.

The following areas are to be painted:

- **#510 – Vistoso Heights - Common Area Metal Fence - Repaint [33 LF]**
  - (Parcel 5C): common tracts between Eddington Pl, Silvercreek Pl, and Bentwater Dr.



- **#710 – The Overlook - Retention Basin Perimeter Fence - Repaint [344 LF]**
  - (7F): Perimeter fence of retention basin between lots 34 & 73 on Kyle Canyon Dr. (Assign as component #720)



- **#2014 – Siena – Entry walls and Gates - Repaint**

## Vistoso Projects Update May 16, 2023

- Stucco Walls [800 SF], Vehicle Gates [46 LF], Ped Gates [7LF], Metal Fence [7LF]



- #1320 – Vistoso Highlands - Metal Rails – Repaint
  - 136 LF of culvert rails, and 744 sq ft of decorative, tubular metal rails.



## Vistoso Projects Update May 16, 2023

- The scope and paint specification sheet of work was sent to the following vendors:
  - Facelift – **Bid Received**
  - Wrigs Building Services **Bid received**
- See attached comparison Matrix for pricing.
- Bod to decide on contractor.

### ○ May 16, 2023

- The start of the 2023 painting has been scheduled for June 12.
- I will coordinate with management to send out courtesy notices to surrounding residents.

### • 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.
  - BOD Approved Rockridge Construction (**Bid Received**)
    - We are waiting for the contract
  - Need to adjust plan for safer walkway from parking lot to trail
    - John Wise ( WLB has sent a proposal to adjust the plans for \$2,500)
      - John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.

### ○ May 16, 2023

- We are waiting on the draft contract to be reviewed by the attorney, Mark Sahl.
- Members of the Board and Management met onsite with the engineer, John Wise. The BOD agreed to move forward with the slope plan for \$2,500.

# Vistoso Projects Update

## May 16, 2023

John Wise will have the updated plan ready by May 30.

- **Landscape Plan/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.

- I have scheduled a pre “Pre-application” meeting with the TOV for Thursday, April 20.
- This meeting will establish the minimum requirements for the plans to submit to the Town.

- **May 16, 2023**

- Barbara and I met with the TOV planning group on April 20.
- The TOV group submitted their comments. An RFP has been created and consists of the following documents: (attached)
  - Vistoso Landscape RFP
  - TOV Landscape Plan Requirements
  - TOV approved Plant List
  - Desert Fairways comments
  - Innovation Park comments
  - Aerial Map Comments

- **Granite Replenishment (In progress)**

- The Granite Replacement scope of work will be created to compliment the final plan for the irrigation replacement.

**Architectural Landscape Review Committee**  
**May 10, 2023 Meeting Report**

**Updated Architectural & Landscape Guidelines**

The Vistoso Community Association Board of Directors approved the Updated Architectural and Landscape Guidelines at the Board's April 27 General Meeting. The updated "Guidelines" are intended to make it easier for residents to navigate the Association architectural and landscaping rules when planning exterior changes to their property. The key objectives of the document update were to comply with current legislation, state and federal codes; meet evolving community trends and needs; clarify definitions; and be consistent with the Master Association CC&Rs.

**Avilla Homes – Residential Elevations, Common Area Design and Landscaping Plan**

The Avilla architect presented plans for the residential structures, common area designs, and landscaping plans for the 2 project developments located between Woodburne and Tangerine and north of Safeway mall. The ALRC committee members requested clarification on the exterior residential lighting to comply with dark sky requirements. In addition, the large size and color of desert landscape rock needed to be clarified. It was also noted the recreation open areas needed more trees planted on the western fringes to provide more shade protection for visitors because of the extreme sun exposure.

**Vistoso Golf Casitas – Exterior Paint Project**

The ALRC committee recommended approval of the painting project and new paint colors for the Vistoso Golf Casitas II exterior. The recommendation will be forwarded to the VCA Board of Directors for review in the upcoming General Meeting scheduled May 25<sup>th</sup>.

**Rancho Vistoso Center - Harbor Freight Tools Building Modification Project**

The ALRC committee received detail plans on the Harbor Freight building modifications located at the east end of the Rancho Vistoso business center next to North Oracle Road. The committee approved the building modification plans with a stipulation that the blue horizontal strip under the business name not be shown on the Center's entry marquee.

**ALRC's next monthly meeting is tentative scheduled for June 14, 2023 at 3 PM. Hybrid (Zoom) meetings are now available from the VCA office located in the Mountain View Plaza.**

## May 2023 VCA Communications Committee Report to the Board of Directors

- The committee reviewed the April 2023 Newsletter usage data and the results were generally consistent with the March 2023 results. The AAA Landscaping page, however, was viewed more often in April than in March.
- The monthly newsletter was published and distributed May 11, 2023.
  - The focus was on informing members of the updated Architectural and Landscaping Review Guidelines.
  - A link to the updated VCA Maps was provided in the e-mail.
  - The 2023 VCA Committee volunteers were identified and volunteer testimonials were included to encourage others to volunteer.
  - The Town of Oro Valley also requested we include a link to their housing survey in the VCA Newsletter
  - The three winners of \$100 Amazon gift cards for the E-Statement Promotional Contest were announced (Mark Sakr, Maryann Checkon, & Douglas Erikson).  
The promotion doubled the number of members signed up for E-Statements.
- The Committee will be providing the results of the Sub Association Board President focus groups to the Presidents and the VCA Board. We will work with the board to identify and prioritize potential actions that address Sub Association Concerns.



## **Compliance Committee Report – May 2023**

Committee met May 10th

Six homeowner forum / hearings considered, and advisement made to Board.

Violations reviewed, and top violation for period was weeds, actually outnumbering parking for the period.



## May 16, 2023, VCA Finance Committee Report

On May 16 the Finance Committee met with five members (chair Ted Dann, Paige Shockley, Barbara Stough, Joan Sauer, Linda Corsey) Attending staff included GM Barbara Daoust, FSR accountant Colin Rinne, and FSR manager Kimberly Breland.

1. **Review of financial statements.** The April 2023 financial statements and Treasurer's Report were reviewed and approved.
2. **Refunds from Carpenter Hazlewood.** Discussion occurred regarding refunds received from one of VCA's collections provider.
3. **Capital Project Tracking Tool.** Discussion occurred regarding the layout and usefulness of the tool, the conclusion being that the tool is useful, and will be used in its current format for the balance of 2023 due to the complications that would arise if the tool were revised mid-year.
4. **Unclaimed Property and Security Deposits.** Discussion occurred regarding potential disposition of unclaimed property and deposits, the conclusion being that the outside auditors should be consulted before action is taken.
5. **Financial audits.** A service provider retained by VCA conducted financial audits in 2019 and 2020. Both audits resulted in the issuance of qualified audit opinions. Steps are underway to remedy the cause for the qualified opinion.
6. **2024 Budget Process.** Discussion occurred regarding the timing and the process for development of the 2024 Budget, the goal being to have an approved version submitted to the Board of Directors for approval at its October meeting.
7. **Reserve Fund.** Discussion occurred regarding the Reserve Fund transfer process, and the fees being charged by the newly retained advisor.

*Respectfully submitted*

*Ted Dann*

## **Governing Doc's Committee report for May 2023**

### **May 3, 2023 Committee Meeting**

#### **Members**

- |                     |           |
|---------------------|-----------|
| ❖ Matt Wood (Chair) | in person |
| ❖ Dan Sturmon       | zoom      |
| ❖ Ray Gans          | absent    |
| ❖ Robert Foreman.   | zoom      |
| ❖ Barbara Stough    | in person |
| ❖ Joan Sauer        | zoom      |

The revised Guidelines by ALRC (and reviewed by Governing Documents and legal) were approved at the April 28 BOD meeting.

We reviewed the VCA By laws and (except for a few typos) we did not find a compelling reason to try to revise them and then seek approval of the full membership. The cost would far exceed the benefit.

Arizona House Bill 2298: This is the bill that would prohibit HOA's from enforcing no parking rules on public streets (unless the members vote to keep the no parking rules). We have until 2025 to educate the community on this topic and to prepare a ballot and administer a vote on the issue.

The next meeting is scheduled for 4 pm on June 7<sup>th</sup>

Matt

Parks and Landscape Committee Report, submitted by Susan Wood, chair  
Thursday May, 4, 2023, 3:15 pm via hybrid meeting  
Report to ALRC 5/10/23 and VCA Board 5/25/23

IN ATTENDANCE at the Office-Committee Members, Susan Wood, Joan Sauer, Lynn Huebner, Sheryl Forte, Linda Corsey—Staff, Priscilla Harris —Guest, Dan Sturmon, AAA Hanna Delosantos. Via Zoom Committee Members, Susan Osiago, Debbie Gann.

Called to order at 3:15 pm

AGENDA New Business amended to include Snake/critter warning signage and Wildlife fence plants.

MINUTES for 4/6th meeting were approve with amendment of typos of address locations.

CHAIR OPENING REMARKS- Welcome to two new members, Susan and Linda. Introductions all around. Covered basics of how the meetings are run and decorum rules. Rules for guests in attendance who would like to speak. No guests were in attendance at 5/4 meeting.

OLD BUSINESS-

- A. AAA report- Monuments and Parks grass greening up, water and over seed. East Safeway monument lost a Saguaro, dead Palo Verde tree on Woodburne and Wildlife Park due to PV beetle damage. Agaves will get pest management treatments, question by member of how many agave's will bloom out and we will loose this year.
- B. Sienna Fountain Landscape plan-AAA bid was \$6,233.50 for labor, materials and equipment. The Sienna community does not have money in the budget for this. Asked AAA to give us options for lower cost and perhaps do in stages. Yucca removal was the majority of cost. Option B, cut back and rejuvenate 4 yuccas, replace missing island plants and rip rap to fountain. AAA bid April 12th
- C. Tangerine and Oracle Monuments- RFPs went to four companies and three out of four have responded they will be submitting a bid. Bids due May 19th 2023.
- D. Tree removal request by residents, with AAA follow up. Legacy Pl/ Woodburne, no damage by roots- Klinger Canyon/Wood Shade Trail, root present, to save tree AAA will cut roots back and install barrier - Kylene Canyon, trim branches back. All residents will be notified of work.
- E. 27 Mile Trail Erosion project. Updated committee on project status. How it affects the neighborhood parking/trail head and Wildlife Fence Project.
- F. Wildlife Fence Project- Big Wash and Scenic Overlook streets, off Oracle RD. The project ribbon cutting with all parties involved on April 19. May 26th, staff, S Wood, D Sturmon, J Sauer met with Hanna AAA and town engineer for walkthrough. To asses re-vegetation and landscaping of the entrances with the plants we saved in the nursery. The committee directed Hanna-AAA to provide a plan and bid using the existing plants. Scope of work: run irrigation, additional rock and install plants.

NEW BUSINESS-

- A. Tree addition requested in common area by Wayfarer Way resident. Location on Woodburne ave. Discussion- Woodburne irrigation is failing, the trees are not appropriate size for the area and tree roots cause damage to irrigation, walls and sidewalks. Committee directed Hanna AAA to investigate the irrigation viability of the area in question. If planting is possible, then what kind of tree would be appropriate. Note, there are no funds available in the budget. The resident will be notified.
- B. Snake/ wildlife warning signs. A resident requested the VCA install signage in common areas warning of possible dangerous critters (specifically in dog parks). Discussion- we live in the desert where these critters are native and common, liability of warning? The committee did not recommend warning signs. Also discussed this would be a great topic for the Newsletter. It was noted several residents had been removing snakes on their own. If snake is a threat, eg. play area etc Call 911.

Meeting adjourned at approximately 5 pm. The next meeting will be hybrid, June 1, 2023 at 3:15 pm