



**Vistoso Community Association**  
**Compliance Committee Meeting – May 9, 2023**  
**Zoom Platform - GENERAL SESSION MINUTES**

- The meeting was called to order at approximately 3:05pm. Committee members Sheryl Forte, Robert Forman and Kim Roessler were present. Present from FirstService Residential was Joe Watson – Compliance Coordinator.
- Adopt Revised Agenda: **A motion to approve the agenda as presented was made by Sheryl Forte, seconded by Robert Forman. Motion carried unanimously.**
- Approval of April 11, 2023, General Session Minutes – **Sheryl Forte moves to approve April 11, 2023, Minutes, seconded by Kim Roessler. Motion carried unanimously.**
- Discussion of a complaint from one owner against another on Tessali Way for feeding birds with two bird feeders in the back yard. The complainant installed wire bird spikes on the shared party (privacy) wall between both properties to keep birds from nesting and to keep droppings from going on his side of the wall and yard. The complainant is afraid that the bird seed will attract rodents and other predators. Both homeowners live at the edge of a nature preserve and wild animals are present. The complainant has also installed silver reflective streamers in his orange tree in the backyard. The reflective, flashing lights require the neighbors to keep their shades down and it also interferes with the screens on the computer and TV. **The committee agreed that the complainant is out of compliance for installing the wire spikes without consent from the neighbors and installing the silver reflective streamers in the tree.**
- Homeowner Hearing:

**Kylene Canyon Dr:** Tenant provided a written fine waiver request with homeowner's approval to appeal the street parking fine. The vehicle in question belongs to the family member of a different property at Kylene Canyon Dr. The tenant verified this by speaking with that homeowner. Joe Watson also verified that the vehicle belongs to the neighbor. **A motion was made by Kim Roessler to approve the recommendation to the Board of Directors to waive the fine. The motion was seconded by Robert Forman. Motion carried unanimously.**

**Tabular Pl:** Owner provided a written fine waiver request to appeal the trash can fine. Owner explained she switched trash companies. Waste Management delivered the new trash can to the front of the home. The owner was not home at that time. **A motion was made by Sheryl Forte to approve the recommendation to the Board of Directors to waive the fine. The motion was seconded by Robert Forman. Motion carried unanimously.**

**Deergrass Dr:** Owner provided a written fine waiver request to appeal the trash can fine. A new cleaning service was at the property on the day of the observed violation (Monday). The cleaners put the trash can on the curb because other neighbor's trash cans were out. Waste Management pickup is Tuesdays and Fridays. The owner returned home a few hours later and moved the trash can. **A motion was made by Kim Roessler to approve the recommendation to the Board of Directors to waive the fine. The motion was seconded by Robert Forman. Motion carried unanimously.**

**Drover Pl:** Owner provided a written fine waiver request to appeal the trash can fine. The day prior to the violation, the trash can bin was broken and cracked. The damage was caused by a Waste Management driver. Homeowner was informed by Waste Management to leave the trash can outside. A new was dropped off on the day of the violation. **A motion was made by Robert Forman to approve the recommendation to the Board of Directors to waive the fine.**



**The motion was seconded by Sheryl Forte. Motion carried unanimously**

**Mount Bigelow Rd:** Owner provided a written request to appeal the street parking fine. Owner admitted to Joe Watson that he has parked in the cul-de-sac of Bridal Veil Falls Rd for many years. According to the owner, he asked previous management's permission to do so. Permission was granted with the fact no driveways, mailboxes, or trash/recycle pickup was blocked. Joe Watson searched records and located a conversation between the owner and the previous compliance coordinator on January 29, 2021. The compliance coordinator informed the owner that overnight parking was not allowed and provided useful information. The owner agreed that he would not park on the street at night again. **A motion was made by Kim Roessler to approve the recommendation to the Board of Directors to deny the fine waiver. The motion was seconded by Sheryl Forte. Motion carried unanimously.**

- Review of Violation Report: A list of current violations at the status of "1st Notice & Hearing" was presented to the Committee. The committee and compliance coordinator reviewed the violations and discussed what the highest occurring violations are. The Committee agreed to fine the six properties from the PowerPoint presentation.
- With there being no further business, the meeting adjourned at approximately 4:04pm. **Meeting Adjourned unanimously.**

Next Meeting Date is – Tuesday June 13, 2023, at 3:00pm – Zoom Platform