



Vistoso Community Association
Compliance Committee Meeting – July 11, 2023
Zoom Platform - GENERAL SESSION MINUTES

- The meeting was called to order at approximately 3:02pm. The Compliance Committee Chair, Robert Feltes was present; as well as Kim Roessler, Sheryl Forte and Robert Forman 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 June 13, 2023, General Session Minutes – **Sheryl Forte moves to approve June 13, 2023, Minutes, seconded by Robert Forman. Motion carried unanimously.**
- Discussion of a complaint from one owner against another on Wide View Dr regarding a hoarding issue in the backyard of the property. Violation letters were issued for the unsanitary pool and the numerous items in the backyard which also includes weeds and landscaping debris. The pool was drained, and the tile is currently being replaced. The complainant is due to speak at the next General Session Board Meeting this month.
- Homeowner Hearing:

Whitlock Canyon Dr: Owner provided a written fine waiver request to appeal the trash can fine. Owner explained she moved in weeks before the violation was issued. The owner was not aware that everyone contracts with a different trash services and was confused at so many trash cans out on different days of the week. The previous owners' trash cans were out for over two weeks, but not picked up promptly. The current owner's garage was full of moving boxes until recently and she had no place to put her cans to keep them separate from the previous owners. **A motion was made by Robert Feltes to approve the recommendation to the Board of Directors to waive the fine. The motion was seconded by Robert Forman. Motion carried unanimously.**

Oak Creek Dr: Owner provided a written fine waiver request to appeal the street parking fine. Owner verified that the vehicle does not belong to his tenants nor any visitors. There were no visitors at the home on the date of the violation. This property has a history of street parking violations and the fines have been paid. **A motion was made by Robert Feltes to approve the recommendation to the Board of Directors to waive the fine. The motion was seconded by Kim Roessler. Motion carried unanimously.**

Vistoso Village Pl: Owner provided a written fine waiver request to appeal the trash can fine. Both containers were broken and required replacement. Waste Management asked the owner to leave the containers out for pickup and replacement. Owner also provided supporting Waste Management documentation. **A motion was made by Robert Feltes to approve the recommendation to the Board of Directors to waive the fine. The motion was seconded by Sheryl Forte. Motion carried unanimously.**

Big View Dr: Owner provided a written fine waiver request to appeal the trash can fine. Owner said that the violation letter states that he did not respond to previous warnings. Owner never received such a warning. If a warning was sent, please provide proof. If not, owner would like the fine removed from his account. The Association does not provide warnings for trash/recycle cans visible on non-collection days.



Per the current Compliance-Fine Policy, this is an immediate monetary fine per occurrence. **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 Robert Feltes. 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 four properties from the PowerPoint presentation.
- With there being no further business, the meeting adjourned at approximately 3:56pm. **Meeting Adjourned unanimously.**

Next Meeting Date is – Tuesday August 8, 2023, at 3:00pm – Zoom Platform