



Board of Directors Meeting – September 28, 2023
Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Matt Wood, President; Dan Sturmon, Vice President; Ted Dann, Treasurer; Joe Affinati, Director; and Sonia Suri, Director

ABSENT: Randy Kohout, Secretary; and Rob Feltes, Director

GUESTS: Hanna Delosantos from AAA Landscape

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

I. BOARD PRESIDENT ANNOUNCEMENT AND REMARKS

Board President Matt Wood reported that the Town of Oro Valley addressed the pond and sidewalk area along Vistoso Highlands Dr.

The meeting was called to order by Board President Matt Wood at 5:30 PM.

II. ROLL CALL AND ADOPT AGENDA

A motion was made by Matt Wood and seconded by Sonia Suri to approve the agenda as presented. Motion was approved unanimously.

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the August 31, and September 20, 2023, meeting minutes as presented. Motion was approved unanimously.

IV. CONSENT AGENDA ITEMS

- A. Ratify the Approval of Executive Session Minutes: August 30, 2023
- B. Ratify the Approval of the Compliance Committee Results/Fines for September 2023 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for September 2023- Recommendations were presented at the Executive Session.
- D. Ratify the Variance Recommendation for September 2023

A motion was made by Matt Wood, seconded by Dan Sturmon to approve the consent agenda items A-D. The motion passed unanimously.

V. HOMEOWNER FORUM

No comments

VI. REPORTS

A. Management Report – Management reported on the following topics:

RVB Street Lights - Chris Monrad from Monrad Engineering Met with the board on Wednesday, September 20 to discuss his report identifying the conditions of the current lights and providing recommendations and estimates for either replacing or removing the existing fixtures and poles. Today's cost estimate to replace the existing fixtures would be about \$635,000 and the removal & abandonment costs would be \$250,000. The board is encouraging resident feedback on this issue and is planning to survey the community on this topic.

Entryway Re-Landscape Proposal - The relandscaping project for the entryways at Big Wash Overlook Place and Scenic Overlook Place started on September 18.

Entryway Monuments - The Landscape & Parks Committee has met with three contractors (AAA Landscape, All Terrain Landscape Creations, and BrightView) to discuss the refurbishing of the entrance monuments located on RVB & Tangerine Rd and RVB & Oracle Rd. The committee is still working on the details of the project and once completed will be providing a recommendation to the board.

Capital Projects

- Irrigation – Proposals are currently being solicited to repair approximately 2,100 linear feet of irrigation line along Innovation Drive between Rancho Vistoso Blvd. & Tangerine Rd. and about 2,300 linear feet on Desert Fairway Dr. between La Canada Dr. and Hidden Springs Dr. After completion of the project the landscape in these locations will be assessed and if necessary, replaced with drought resistant shrubs.

Erosion Projects

- Big View Ct. Channel – A meeting took place with John Spider, Town of Oro Valley Engineer, John Wise from WLB and VCA representatives to discuss this project. Since there was a preliminary approval on the plan to repair the channel, John Wise will submit a proposal to complete the designs for final approval.
- 27 Mile – Total Maintenance Erosion Control has submitted a proposal to clear out the vegetation to start work for this project. AAA Landscape has also been asked to submit a bid.
- Bridal Veil – The completion of the Bridal Veil plans is expected the week of October 23, 2023, from Bogardus Engineering.

Builder Transitions

- The Town of Oro Valley is still holding the bond and has not accepted the west side of Moore Loop Road across from Valley Vista neighborhood. The town has directed Pulte to maintain the curb strip along this location. Pulte has contracted with AAA Landscape to have this work completed. Improvements in this area should be seen within the next week.
- Also, the Town of Oro Valley is holding the bond on the common area landscaping for Valley Vista. Pulte has received a list of items to resolve for the release of this bond.
- The Town of Oro Valley is also holding the bond on the Moore Loop Park. Mattamy Homes has addressed the drainage issue but still needs to replace some trees and clean up the sod area. They have agreed to extend the railing along the sidewalk near the playground area.

Reserve Study - The Finance Committee and the Board has reviewed the draft copy of the reserve study for 2024 completed by Association Reserve. This topic is on the September 28, 2023, meeting for board discussion. Once approved a copy will be posted on the association's website.

2024 Budget - The Finance Committee has reviewed the 2024 draft budgets for VCA and Siena. The committee will be meeting with the board on October 9 to review the budget. This meeting is open to members. Both budgets will be adopted by the board at the General Session meeting on Thursday, October 26, 2023.

E-Statement Promotion - For the months of October, November and December 2023 VCA will be holding a drawing for members that are participating in the E-Statement program. Three lucky winners will receive a \$100 gift card. For more information on how to sign up for E-Statements please go to the association's website <https://ranchovistosohoa.com> or contact the office either at askvca@ranchovistosohoa.com or call 520-354-2729.

Community Events

- The Fall Yard Sale is scheduled on Saturday, October 14 from 7:00 AM until 2:00 PM. Remember to contact your Sub-Association if you reside in one, to confirm that the gates for your community will be open for this event.
- On Saturday, October 21, 2023, from 8:00 AM until 11:00 AM the VCA will be having a Fall Festival at Moore Loop Park. Come dress in your Halloween best for this event. Prizes will be given for the best costumes. Police, Fire, AAA Landscape, VCA Board members and FSR management team will be present. Beverages and snacks will be provided. This event is sponsored by AAA Landscape.

APPROVED

B. Financial Report of the Association – Board Treasurer Ted Dann provided a written report that can be found on the association website and provided an overview of the cash position of the association as of August 31, 2023.

- The Operating Fund balance as of August 31, 2023, is \$ \$662,294.99. This is sufficient to meet current and foreseen cash needs.
- The Reserve Fund balance is \$ \$3,677,045.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$189,306.
- Total income for the month of August is \$164,721 which is \$27,677 under budget due to lower revenues from residential assessment income, late fees, and commercial assessments.
- Total expenses for August are \$231,308 which is \$22,484 over budget. YTD actual expenses are \$1,623,132 which is \$130,866 under budget.
- Monthly contribution of \$79,167 was made to the reserve fund making the YTD contribution at \$633,333.
- A total of \$2,125 was spent out of the reserve fund in August which makes a total of \$126,068 YTD.
- Reserve Investments managed by Morgan Stanley as of August 31:

▪ Cash and Equivalents	\$ 321,934
▪ Savings & Time Deposits	\$ 353,684
▪ ETFs and CEFs	\$ 12,048
▪ Municipal Bonds	\$ 39,185
▪ Corporate Fixed Income	\$ 204,198
▪ Government Securities	\$1,067,250
▪ Certificates of Deposit	\$1,376,651
▪ Mutal Funds	\$ 61,043
▪ Total	\$3,435,992

- Siena's operating fund balance year to date is \$6,043 and the reserve fund year to date balance is \$221,831.

A motion was made by Ted Dann and seconded by Matt Wood to accept the August 2023 Treasurer and 2023 August Financial Reports. Motion was approved unanimously.

C. Landscape Report – Hanna Delosantos from AAA Landscape reported on the following items:

- Reported two main leaks on Desert Fairway and RVB.
- Second application for grubs at Hohokam, Sunset Ridge and Wildlife Ridge Parks.
- Oracle and Tangerine monuments including Monticello Park will not be over seeded.
- Post emergent/weed spraying has been completed in the Valley Vista neighborhood.
- The irrigation controller at Moore Loop Road was vandalized.

A written report has been provided and is on the association website.

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

Physical inspection for the 2024 capital projects has been completed.

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 report currently

F. Governing Documents Committee - No questions

G. Parks & Landscape Committee – No questions

IX. OLD BUSINESS

No old business discussed.

APPROVED

X. NEW BUSINESS

A. Violation/Fine Policy

The board reviewed and discussed the revised policy.

A motion was made by Matt Wood and seconded by Ted Dann to approve the revised violation and fine policy as presented. Motion was unanimously approved.

B. VCA Homeowner Welcome Packet

The board reviewed and discussed the power point presentation for homeowners.

A motion was made by Matt Wood and seconded by Dan Sturmon to approve the power point as presented. Motion passed unanimously.

C. Reserve Study

A motion was made by Matt Wood and Ted Dann to accept the 2024 Reserve Study as presented by Association Reserves. Motion was unanimously approved.

Board Treasurer Ted Dann will provide an article on this topic for the next newsletter.

XI. Next Meeting – The next General Session Meeting is scheduled for Thursday, October 26, 2023, at 5:30 P.M.

XII. ADJOURNMENT – *A motion was made by Joe Affinati and seconded by Matt Wood to adjourn the meeting at 6:03 P.M.*



Vistoso Community Association Secretary

10/31/2023

Date