



**Architectural and Landscaping Review Committee — July 12<sup>th</sup>, 2023.**  
**Via Zoom Platform at 3:00 P.M.**

Committee Members Present: Dan Sturmon, Chair; Sheryl Forte, Susan Wood, and Lynn Huebner,  
Guests Present: Grace Schau, Linda Morales, Daniel Bradshaw, and Shaun Curtis with A23 Studios  
Staff Present: Priscilla Harris, Assistant Manager from FirstService Residential

**Call to Order:** The meeting was called to order at approximately 3:06 pm.

**Adopt the Agenda**

*A motion to amend the agenda to include a request for “Curb Your Dog” signs at 784 E Hemet, a variance request at 13045 N Bellbird, and a request from A23 Studios regarding the Gateway at Preserve Vistoso was made by Sheryl Forte and seconded by Susan Wood to adopt the agenda. Motion carried unanimously.*

**Approval of June 14, 2023, Minutes**

*A motion to approve June 14, 2023, meeting minutes was made by Sheryl Forte and seconded by Susan Wood. Motion carried unanimously.*

**Consent Agenda**

*A motion to approve the June consent agenda was made by Susan Wood and seconded by Sheryl Forte. Motion carried unanimously.*

**Guest Forum**

*Guests were invited to speak and advised of the three-minute time limit. No guests made a request to speak.*

**Landscaping Committee Update**

No Parks & Landscaping Committee Meeting occurred in July. AAA Landscape supplied a report on the following items:

- ❖ Sienna Fountain Landscape bid was reviewed and amended, voting to recommend the Board approve the AAA landscape bid as amended by the committee. Amending the bid by removing 2 Lady Slipper plants \$77.00, not needed as the fountain yuccas will remain. The 4 Yucca plants will be cut back and rejuvenated. The two at fountain will be done as added value. Total bid \$1,846.50.
- ❖ Update on Monument Bids- Difficulty in getting companies to bid. One bid received. May need to concentrate project work on the Tangerine Monument's first due to costs. The GM is working to finalize bids and will hopefully have an update for the committee and Board soon.



- ❖ Resident request in Valley Vista for addition of two trees behind their home in the common area. They believe the trees planted by developers had died. After

discussion it was voted to table for further information, irrigation and funds available.

- ❖ Wildlife underpass restoration project- update to committee by ACM that the Sonoran Desert Coalition will be working in the underpass area but has no impact on our projects, nor do we need to do anything.

#### **Vistoso Golf Casitas II – Exterior Paint**

*A motion to recommend Vistoso Golf Casitas II exterior paint request to update the handrail and square bump outs to Dunn-Edwards, Tree Lined, DET540, for approval by the VCA Board of Directors was made by Susan Wood and seconded by Brent Woods. Motion carries.*

#### **A23 Studios – Gateway at Vistoso Preserve**

*The committee discussed the residential, common area and landscaping designs presented. A23 advised that their request to build is still pending further review from the Planning & Zoning Commission.*

- ❖ Typical Building A is a 16 unit building with private exterior space for each unit. The floor plate is 9,856 SF and 30'-11" in height. There are three instances of Building A on site.
- ❖ Typical Building B is a 20 unit building with private exterior space for each unit. The floor plate is 13,800 SF and 30'-11" in height. There are three instances of Building B on site.
- ❖ Typical Building C is a 24 unit building with private exterior space for each unit. The floor plate is 15,360 SF and 30'-11" in height. There is one instance of Building C on site.
- ❖ The Clubhouse is 2,217 SF and consists of the leasing function for the complex, as well as the amenity space for residents, including a media room, gym, pool access and facilities.
- ❖ Parking is as presented in the original DP, with minor changes to stall/island layout. There will be a multi-use trail. There will be six electric vehicle charging stations.
- ❖ Parapet heights fully screen all mechanical roof equipment. Refuse containers are completely enclosed, 3 sides being constructed of the same block that is present in the apartment buildings and site walls. All site utilities are routed underground and arrive at each building in a small utility room.
- ❖ Three stories with a total height of 33'
- ❖ A recreation and vista area will be included overseeing the Vistoso Trails Nature Preserve
- ❖ Solar panels are not anticipated for use currently.



*Directions were provided to A23 to update the body color to Rosedale, SW-1180, to a more neutral tone. To reduce anodized metal on the exterior body. Redesigning the rooftop placement of AC units. To reduce the overall building height to meet the Builder's Guidelines maximum height of 30'. As well as provide a detailed plant list. The committee requested that all*

*lighting for Gateway at Vistoso Preserve is Dark Sky Compliant. The committee directed management to supply A23 Studios with both the VCA Paint Palette, Residential, and Builder's Architectural and Landscaping Guidelines. Three homeowners were present from the Stone Village neighborhood and expressed their preferences and concerns regarding the present design.*

**784 E Hemet Pl – Request for Front Yard Signs**

*A motion to table the motion for "Curb Your Dog" signs until further research is conducted by the committee was made by Susan Wood and seconded by Sheryl Forte. Motion carries.*

**12837 N Oakhurst Loop – Trellis Request**

*A motion to table the motion for "Curb Your Dog" signs until further research is conducted by the committee was made by Susan Wood and seconded by Sheryl Forte. Motion carries.*

**13045 N Bellbird Dr – Pergola Variance Request**

*A motion to table the motion for "Curb Your Dog" signs until further research is conducted by the committee was made by Susan Wood and seconded by Sheryl Forte. Motion carries.*

**Guideline Verbiage for Curb Strip additions**

*A motion to table the motion for "Curb Your Dog" signs until further research is conducted by the committee was made by Susan Wood and seconded by Sheryl Forte. Motion carries.*

**Adjournment**

*With no further business, a motion to adjourn at approximately 4:21 PM. Motion carried unanimously. The next meeting is scheduled for July 12<sup>th</sup>, 2023, at 3:00 PM.*