



Vistoso

COMMUNITY ASSOCIATION

VISTOSO COMMUNITY ASSOCIATION

ANNUAL MEETING

March 28, 2024

Determination of Quorum

At the annual meeting of the members, one-twentieth (1/20) of the votes in each class of members entitled to vote at the meeting, whether present in the person nor represented by absentee ballot, shall constitute a quorum for the election of the Board of Directors.
(Bylaws, Section 3.6)

QUORUM HAS BEEN MET

Category	# of Members with Voting Rights	Quorum Requirement	Percent Voted
Commercial	1,525	77	41%
Other than Single Family	650	33	41%
Single Family	5,133	257	26%

2023 BOARD OF DIRECTORS

						
<p>Matt Wood <i>Single Family</i></p>	<p>Dan Sturmon <i>Single Family</i></p>	<p>Theodore Dann <i>Other Than Single Family</i></p>	<p>Randy Kohout <i>Single Family</i></p>	<p>Joe Affinati <i>Single Family</i></p>	<p>Sonia Suri <i>Single Family</i></p>	<p>Robert Feltes <i>Commercial</i></p>
<p>President</p>	<p>Vice President</p>	<p>Treasurer</p>	<p>Secretary</p>	<p>Director</p>	<p>Director</p>	<p>Director</p>

2024 CANDIDATE INTRODUCTION

				
Joe Affinati	Ryan Hall	Kathleen Hernandez	Barbara Stough	Robert Feltes
<i>Single Family Candidates</i> 4 - Director Openings				<i>Commercial Candidate</i> 1 - Director Opening

PARTNERS AT FIRST SERVICE RESIDENTIAL

Local Team

- Barbara Daoust, General Manager
- Priscilla Harris, Assistant Manager
- Joe Watson, Compliance Coordinator
- Debbie Deptula, Administrator

Corporate Team

- Shane Gillespie, President
- Kristina Allen, Vice President
- Anthony Martin, Project Administrator
- Colin Rinne, Community Accountant



Barbara, Debbie, Priscilla, & Joe





ORO VALLEY'S
Path Forward

Planning Together for Our Future

The community's next 10-year plan



Process

Phase 1: Significant community engagement throughout May

- Online activities
- Events

Results will establish the community's vision and guiding principles



Why participate?

- Create an accurate plan that reflects all demographic and geographic areas in OV
- The plan includes all aspects that impact your quality of life:
 - Water
 - Development
 - Housing
 - Economic development
 - Town finances and services
 - Parks and Recreation
 - Public Safety
 - Traffic and mobility
- Best opportunity to spark action in your community!



Community Engagement

Join others online or in the community

- 3,015 survey responses
- 1,451 online comments
- 2,926 comments from events

Interactive website

- Expand upon survey responses
- Map areas for roadway, bike, or pedestrian improvements

Community events

- OV 50th Celebration Parade and Event
- Taste of OV Life
- Local businesses (Fruit Shack, Panera, etc.)



OCT - NOV

WHAT THE COMMUNITY SAID :



LIKE BEST & KNOWN FOR:

- Sense of community
- Environment and views
- Parks and Recreation



CHALLENGES:

- Water
- Traffic and Circulation
- Managing growth

NOV - DEC

WHAT THE COMMUNITY SAID:



LIKE BEST & KNOWN FOR:

- Clean and safe
- Outdoor activities
- Natural beauty



CHALLENGES:

- Getting more retail or restaurants
- Types of housing available

DEC - JAN

WHAT THE COMMUNITY SAID:



LIKE BEST & KNOWN FOR:

- Safety
- Recreation
- Kindness



CHALLENGES:

- Having more things to do
- Water supply

JAN - FEB

WHAT THE COMMUNITY SAID:



LIKE BEST & KNOWN FOR:

- Safety
- Views
- Cleanliness



CHALLENGES:

- Lack of diversity
- More restaurants or downtown area
- Traffic on major roads

FEB - MAR

WHAT THE COMMUNITY SAID :



LIKE BEST & KNOWN FOR:

- Hiking & biking
- Quiet and safe
- Views and beauty



CHALLENGES:

- Balancing development
- More amenities to support population





Help spread the word

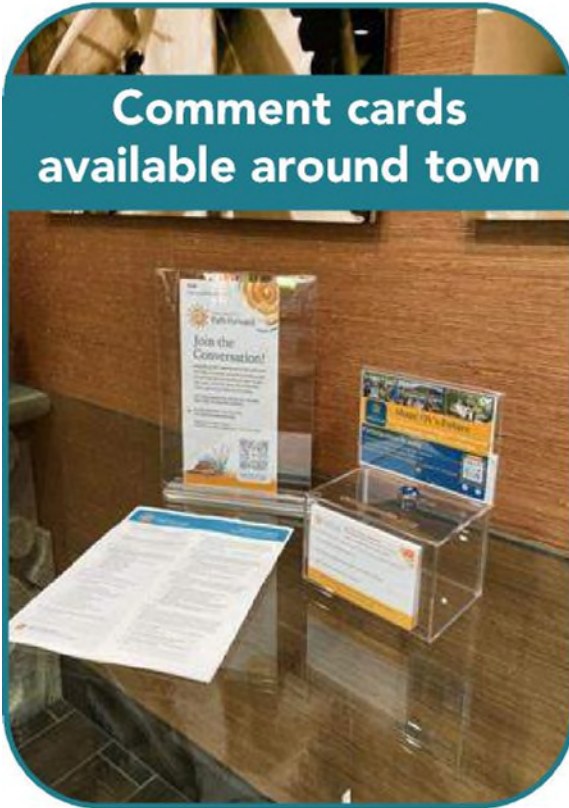
- Invite us to present to your sub-HOA or table events
- Include information in sub-HOA newsletters or communications
- Distribute flyers or post flyers in community spaces

Participate Today!



•[#OVPathForward](https://www.instagram.com/ovpathforward)

Comment cards
available around town



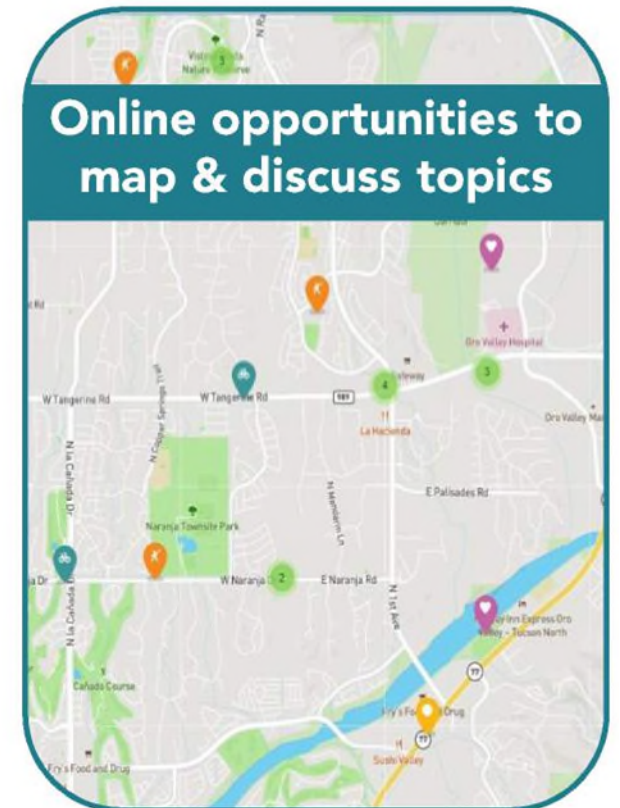
Events at businesses,
parks, & more



Signs throughout the
community



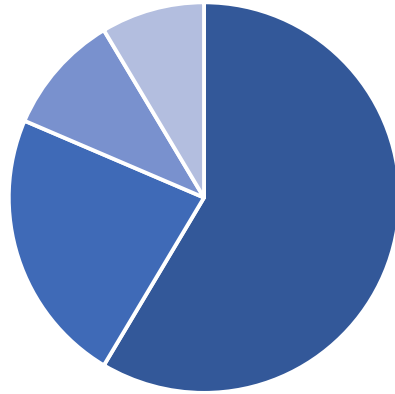
Online opportunities to
map & discuss topics



•www.OVPathForward.com

•Questions? Contact OVPathForward@orovalleyaz.gov

FINANCE REPORT - DECEMBER 31, 2023



Ted Dann
VCA Board Treasurer

FINANCE REPORT AS OF DECEMBER 31, 2023

Review Financial Statements both internal and audited.

Monthly Treasurer Report

Monthly Investment Manager's Report

Monthly Capital Spending Report

Review and Approval of the Operating and Reserve Budget

Transfer of Reserve Fund Investments to Morgan Stanley

Audits for 2021, 2022 and 2023

Tax Returns for 2020, 2021, and 2022

347 VISTOSO COMMUNITY
BALANCE SHEET
12/31/2023

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	219,630.58	
US BANK SAVINGS	376,848.66	
DUE FROM RESERVES	<u>250.00</u>	
TOTAL OPERATING FUNDS		596,729.24
RESERVE FUNDS		
DUE TO OPERATING	(250.00)	
RESERVE US BANK MMA	549,674.46	
MORGAN STANLEY	3,546,713.73	
RESERVES - ACCRUED INTEREST	29,768.69	
UNREALIZED RSV GAIN/LOSS	<u>(54,716.10)</u>	
TOTAL RESERVE FUNDS		4,071,190.78
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	<u>3,024.22</u>	
TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	306,884.93	
PRE-LEGAL RECEIVABLE	49,411.88	
CONTINGENT PAYABLE	(49,411.88)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	<u>(120,604.83)</u>	
TOTAL ACCOUNTS RECEIVABLE		186,280.10
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	8,394.19	
PREPAID EXPENSES	<u>12,710.47</u>	
TOTAL OTHER ASSETS		<u>21,104.66</u>
TOTAL ASSETS		<u>4,878,329.00</u>



**347 VISTOSO COMMUNITY
BALANCE SHEET
12/31/2023**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(113.87)	
ACCRUED EXPENSES	55,309.27	
PREPAID ASSESSMENTS	506,881.17	
REFUNDABLE DEPOSIT KEYS	10,200.00	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
TOTAL OPERATING LIABILITIES		622,650.19
 RESERVE		
ACCUMULATED GENERAL	3,130,023.01	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	911,153.46	
UNREALIZED GAIN/LOSS INVESTMENTS	(54,716.10)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
TOTAL RESERVE		4,071,190.78
 OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	628,050.21	
CURRENT YEAR RESERVE EQUITY	(911,153.46)	
CURRENT SURPLUS/(DEFICIT)	467,591.28	
TOTAL SURPLUS/(DEFICIT)		184,488.03
 TOTAL LIABILITIES & EQUITY		 4,878,329.00



347A VISTOSO COMMUNITY - SIENA
BALANCE SHEET
12/31/2023

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	1,641.50	
TOTAL OPERATING FUNDS		1,641.50
RESERVE FUNDS		
RESERVE US BANK MMA	234,124.57	
TOTAL RESERVE FUNDS		234,124.57
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	57.77	
ACCOUNTS RECEIVABLE - PARCELS	1,844.22	
PRE-LEGAL RECEIVABLE	295.00	
CONTINGENT PAYABLE	(295.00)	
TOTAL ACCOUNTS RECEIVABLE		1,901.99
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	75.01	
PREPAID EXPENSES	85.21	
TOTAL OTHER ASSETS		160.22
TOTAL ASSETS		<u><u>237,828.28</u></u>
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS	(506.02)	
PREPAID ASSESSMENTS - PARCELS	5,481.02	
TOTAL OPERATING LIABILITIES		4,975.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	31,045.96	



347A VISTOSO COMMUNITY - SIENA
BALANCE SHEET
12/31/2023

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	1,641.50	
TOTAL OPERATING FUNDS		1,641.50
RESERVE FUNDS		
RESERVE US BANK MMA	234,124.57	
TOTAL RESERVE FUNDS		234,124.57
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	57.77	
ACCOUNTS RECEIVABLE - PARCELS	1,844.22	
PRE-LEGAL RECEIVABLE	295.00	
CONTINGENT PAYABLE	(295.00)	
TOTAL ACCOUNTS RECEIVABLE		1,901.99
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	75.01	
PREPAID EXPENSES	85.21	
TOTAL OTHER ASSETS		160.22
TOTAL ASSETS		<u><u>237,828.28</u></u>
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
PREPAID ASSESSMENTS	(506.02)	
PREPAID ASSESSMENTS - PARCELS	5,481.02	
TOTAL OPERATING LIABILITIES		4,975.00
RESERVE		
ACCUMULATED GENERAL	203,078.61	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	31,045.96	



347A VISTOSO COMMUNITY - SIENA
BALANCE SHEET
12/31/2023

	<hr/>	
TOTAL RESERVE		234,124.57
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	4,299.44	
CURRENT YEAR RESERVE EQUITY	(31,045.96)	
CURRENT SURPLUS/(DEFICIT)	<u>25,475.23</u>	
TOTAL SURPLUS/(DEFICIT)		<u>(1,271.29)</u>
TOTAL LIABILITIES & EQUITY		237,828.28





JEFF HATFIELD - TUCSON BRANCH MANAGER

RUBEN ARRIETA - DIRECTOR OF TUCSON LANDSCAPE
MANAGEMENT

HANNA DELOSANTOS - ACCOUNT MANAGER



2023 ACCOMPLISHMENTS

CAPITAL IMPROVEMENTS AND COMMUNITY ENHANCEMENTS



- ❖ **Vista Mirabella Entrances Completion:** The salvaged plant material was reintroduced to minimize VCA costs and maintain continuity of prior design after new wildlife gates and sidewalks were installed.
- ❖ **Tree Losses:** The VCA experienced the loss of over 30 common area trees and 9 trees in view fence boundaries in 2023.
- ❖ **Irrigation Maintenance:**
 - Thirteen irrigation mainline repairs were conducted throughout the VCA.
 - AAA installed three new backflows for existing drinking fountains and replaced one irrigation backflow to keep the VCA in compliance with town regulations.
- ❖ These activities indicate a proactive approach by the VCA to address infrastructure, landscaping, and compliance issues within the community.



AAA Landscape - Added Value

- ❖ **VCA On-site Office / Open House Refreshments and Photography Contest Gift Card: \$513.34**
- ❖ **VCA March -Yard Sale Advertising: \$576.85**
- ❖ **Opening of Moore Loop Park Raffle Prizes: \$92.24**
- ❖ **Tree Removals (GPS tagged and not tagged) and Desert Spoon & Cacti Removals:**
 - 13 GPS trees and 7 not tagged tree removals: 64 labor hours
 - Removal of 19 Desert Spoons and 5 cacti: 57 labor hours
 - Removal of 2 Down Saguaros: 10 labor hours
- ❖ **Wash Clearing in Vistoso Vistas for Access: 32 labor hours**
- ❖ **Maintaining Mattamy Park north portion of Moore Loop Park**
- ❖ **Delivery of over 4000 gallons of water to livestock and rental of 500gal water wagon: 29 labor hours**
- ❖ The total labor cost for 192 hours in 2023 was \$6,816.00
- ❖ VCA's event cost for 2023 was \$1,185.43.
- ❖ Equipment Rental cost for 2023 was \$300.00

COMMUNITY GROWTH

- ❖ A new gated community, “Vistoso Canyon Estates,” is located on Rancho Vistoso Blvd, east of Sun City Blvd.





2024 GOALS

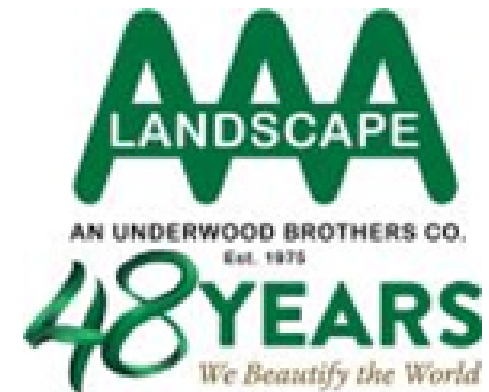
CAPITAL IMPROVEMENTS AND COMMUNITY ENHANCEMENTS

- ❖ Cost effective solution for both east and west Tangerine monuments with a new landscape design that includes removing the turf and saving VCA over 657,790 gallons of water annually.
- ❖ New irrigation repairs to be conducted on Innovation Park Drive and Desert Fairways.
- ❖ Decorative Rock top dress or added areas throughout VCA.
- ❖ Continuation of selective tree removals.



Thank You

- ❖ Rancho Vistoso Residents
- ❖ Vistoso Community Association Board of Directors
- ❖ Vistoso Community Association Landscape Committee
- ❖ FirstService Residential



VCA COMMITTEES

ALRC	Communications	Compliance	Finance	Governing Documents	Nominating & Elections	Parks & Landscaping
Dan Sturmon*	Randy Kohout*	Rob Feltes*	Ted Dann*	Matt Wood*	Dan Sturmon*	Susan Wood*
Sheryl Forte	Dan Sturmon	Robert Formen	Linda Corsey	Robert Formen	Gayle Lopez	Linda Corsey
Debbie Gann	Tim O'Keefe	Sheryl Forte	Paige Shockley	Ray Gans	Joan Sauer	Sheryl Forte
Lynn Huebner		Kim Roessler	Joan Sauer	Joan Sauer	Susan Wood	Debbie Gann
Brent Woods			Barbara Stough	Barbara Stough		Lynn Huebner
Susan Wood						Joan Sauer

* Indicates chairperson

The VCA is Only as Strong as its Volunteers



2023 VCA ACCOMPLISHMENTS

Updated Violation Schedule & Fine Policy	OVPD Trespass Consent to Protect Common Areas
Shade Sails - Big Wash Park	Updated Newsletter Format
Park Furniture Installation - Big Wash, Sunset Ridge, Wildlife Ridge Park and Lost Coyote and Woodshade Trails	Review of Landscape and Architectural Designs - Vistoso Canyon, Gateway to Vistoso Preserve, Avilla Homes at Rancho Vistoso, Vermillion
VCA Maps Updated	New Wealth Management Partner - Morgan Stanley
Revised the Architectural & Landscaping Guidelines	Wildlife Fencing Project - Big Wash Overlook Place and Scenic Overlook Place
Established Conference Room Use Policy	Established a Record Retention & Member Request Policy & Procedure

2023 VCA ACCOMPLISHMENTS

Successful E-Statement Promotional Campaign	New Site Office - 1171 E Rancho Vistoso Blvd, Ste #103
Asphalt Projects - Hohokam Park, Big Wash Park, Wildlife Ridge Park, Woodshade Trail and Eagle Summit Path	Association Website Reorganization - www.ranchovistosohoa.com
Annual Audits	2024 Reserve Study - Association Reserves
Common Area Transitions with Builders	YouTube Account Set Up
Community Events - Yard Sales and Fall Event	Installation of enhanced IT equipment for Hybrid Meetings
Painting Project - included fencing in Vistoso Heights, Overlook & along Vistoso Highlands Dr and Siena's entry walls and gates	Research on Several Capital Projects: Streetlighting, Erosion/Drainage Projects, Irrigation, and Entry Monuments
Creation of New Homeowner Packet & Presentation	Utilization of Smartwebs software

2024 OBJECTIVES

RVB Streetlights

Entry Monuments - Reduce Water Consumption

Irrigation Repairs - Innovation Park Dr. & Desert Fairway Dr

Granite Replenishment

Erosion/Drainage Projects - Big View Ct Channel, 27 Mile & Bridal Veil
Concrete Repairs

Hohokam Park Tennis Courts Resurface

2025 Reserve Study

Parking Enforcement Vote








COMMUNITY ASSOCIATION

2024 ELECTION RESULTS

Category	# of Members with Voting Rights	Total Votes	Percent Voted	2023 Annual Meeting Minutes		IRS 70-604	
				YES	NO	YES	NO
Commercial	1,525	633	41%	585	0	585	0
Other Than Single Family	650	270	41%	237	1	234	5
Single Family	5,133	1365	26%	1212	18	1225	24

2024 ELECTION RESULTS

				
Joe Affinati	Ryan Hall	Kathleen Hernandez	Barbara Stough	Robert Feltes
1061	971	918	817	585
<i>Single Family Candidates (2 - Year Term)</i>		<i>Single Family Candidates (1 - Year Term)</i>		<i>Commercial Candidate (2 - Year Term)</i>



Coming soon!

VCA Community Yard Sale
4/13/2024
Saturday from 7 AM - 2 PM



Thank you!

- *VCA Staff*
- *Committee Members*
- *Suppliers*
- *Board Members*
- *VCA Members*

Your efforts and support help keep Rancho Vistoso a beautiful and great place to live.



ADJOURNMENT

Per Vistoso Community Association and Bylaws Article IV, Board of Directors, Section 4.2, Term and Organization, the Board of duly elected directors will convene for the Organizational Meeting immediately following the adjournment of the Annual Meeting.

This meeting is to appoint Officers and Committee Chairs.
Homeowners are encouraged to attend.

