



## COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, June 27, 2024, at 5:30 P.M.

In Person at 1171 E Rancho Vistoso Blvd., #103, Oro Valley, AZ 85755

Or Via Zoom Platform

<https://us02web.zoom.us/j/8445866556>

Meeting ID: 844 586 6556

Homeowners are encouraged to attend.

Questions can also be submitted in advance at [AskVCA@ranchovistosohoa.com](mailto:AskVCA@ranchovistosohoa.com)

General Session Call to Order at 5:30 P.M.

**Board Meetings Attendance-** All persons in attendance please be reasonable, respectful and courteous to all attendees.

- I. **Board President Announcements and Remarks – Matt Wood**
- II. **Roll Call and Adopt Agenda**
- III. **Board Appointment**
- IV. **Review and Approval of Previous Board Meeting Minutes**
- V. **Consent Agenda Items**
  - A. **Ratify the Approval of the Executive Session Minutes – May 30, 2024**
  - B. **Ratify the Approval of the Compliance Committee Results/Fines for June 2024**
  - C. **Ratify the Approval of Fee Waivers for June 2024**
  - D. **Ratify the Decision of Variance Request**
  - E. **Ratify the Approval of Reclassifying Unclaimed Property**
  - F. **Ratify Appeal Decision**
- VI. **Homeowner Forum – Please state your name and neighborhood/address in VCA (3-minute limit per person)**
- VI. **Reports (2-minute limit)**
  - A. **Manager Report – The General Manager will provide a brief update on the status of the community.**
  - B. **Financial Report of the Association & Project Tracking Tool – Joe Affinati, Treasurer**

- C. Landscape Report – AAA Landscaping – Anthony Munoz**
- D. Project Administration Report –Anthony Martin, AZ Project Solutions**
  - 1. Concrete Proposals

**VII. Committee Reports** (Written reports have been submitted and are posted on the VCA website for review.)

- A. Architectural and Landscaping Review Committee**
- B. Communications Committee**
- C. Compliance Committee**
- D. Finance Committee**
- E. Governing Documents Committee**
- F. Nomination Committee Report**
- G. Parks & Landscaping Committee**

**VIII. Old Business**

- A. Streetlights**
  - 1. Copper Removal Cost Analysis – Anthony Martin, AZ Project Solutions

**IX. New Business**

- A. Approval of Revised Plant List**
- B. 2023 Audit**
- C. Vistoso Highlands I – Lot29 New Build**

- X. Next Meeting** - The next meeting is tentatively scheduled for Thursday, July 25, 2024, at 5:30 P.M.

**XI. Adjournment**



**Board of Directors Meeting – May 30, 2024**  
**Via Webex Platform - GENERAL SESSION MINUTES**

**BOARD MEMBERS PRESENT:** Matt Wood, President; Robert Feltes, Vice President; Joe Affinati, Treasurer; Kathleen Hernandez, Secretary; Ryan Hall, Director; and Barbara Stough, Director

**GUESTS:** Anthony Martin, AZ Project Solutions; Jonathan Cooper, Third Degree Recreation; Jeff Hatfield, Ruben Arrieto, and Anthony Munzo from AAA Landscape

**FIRSTSERVICE RESIDENTIAL:** Barbara Daoust, General Manager; and Timothy Holt, Assistant Community Manager

**I. BOARD PRESIDENT ANNOUNCEMENT AND REMARKS**

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

**II. ROLL CALL AND ADOPT AGENDA**

One topic was added to the agenda under the Project Administration Report, 1. Desert Fairway Solar Controller.  
*A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the agenda as amended. The motion was approved unanimously.*

**III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS**

*A motion was made by Matt Wood and seconded by Rob Feltes to approve the April 25, and May 13, 2024, meeting minutes as presented. The motion was approved unanimously.*

**IV. CONSENT AGENDA ITEMS**

- A. Ratify the Approval of Executive Session Minutes: April 24, and May 13, 2024
- B. Ratify the Approval of the Compliance Committee Results/Fines for May 2024 – Results were presented at the Executive Session.
- C. Ratify the Approval of Fee Waivers for May 2024- Recommendations were presented at the Executive Session.

*A motion was made by Matt Wood, seconded by Rob Feltes to approve the consent agenda items A-C. The motion passed unanimously.*

**V. HOMEOWNER FORUM**

Comment made by homeowner from the Monticello neighborhood about conditions of properties. The board commented that her previous remarks have not been ignored and will be addressed in the future.

**VI. REPORTS**

**A. Management Report** – Written Management report was presented and posted on the association’s website.

➤ **Announcement** - On May 20, 2024, Timothy Holt joined the VCA team as Assistant Community Manager. The below bio is posted on the website.

Born in the Great Lakes region of Ohio, Timothy is a true desert transplant and has called Tucson, Arizona home now for over 20 years. With a background of property management, hospitality, and customer service, Timothy has showcased his passion for serving the community to his utmost ability. He enjoys nature & being outdoors along with traveling and experiencing the simple pleasures in life. He currently has three furry pets that he calls his children who are Jaydie, Arnie and Tito.

His favorite color is Blue and loves seafood! He lives his life by reminding himself of a quote he came across in his early twenties and is this... Always be the student in life.”

## DRAFT

- **Board of Directors** - Ted Dann recently resigned from the VCA Board and Treasurer's position. We thank him for his contributions and efforts in serving the members of the community. Joe Affinati was appointed Treasurer and Kathleen Hernandez as Secretary.
- **Rancho Vistoso Blvd. Streetlights** - In March the VCA owned streetlights were shut off along RVB. Options are being explored on the removal and disposal of the poles along with an analysis for pulling copper wire from the system.  
Over the past three years the board has considered several options to address the streetlight issue. Currently management is soliciting proposals to relight the neighborhood monuments at Las Colinas, Sunset Ridge and Vistoso Highlands that were tied into the streetlighting system.
- **Entryway Monuments** - The board has selected AAA Landscape to refurbish the entry way monument located at RVB and Tangerine Roads. On May 17<sup>th</sup> the irrigation has been shut off to the RVB and Tangerine monuments in preparation of the project's first phase to have the turf die. Granite will be installed along with low voltage lighting and plantings. The focus of this project is to reduce water consumption in this location. Territorial Sign Company has completed refreshing the monument signs at RVB & Oracle, RVB & Tangerine, and RVB & Vistoso Highlands.
- **Capital Projects**  
Irrigation – The irrigation repairs along Innovation Park Dr. and Desert Fairway have been completed by AAA Landscape. A walk-through inspection is scheduled for the week of May 20. On Innovation Park Dr approximately 2,100 linear feet of irrigation line was repaired and about 2,300 linear feet on the north side of Desert Fairway Dr between Toucan Dr. and W Sand Rake Dr was repaired. Gravel replenishment for both locations will take place within the next few weeks.

Granite Replenish Project – At the May 13,2024 meeting the board approved additional tonnage of granite to complete the project in the below areas. Walk-through inspections and punch lists have been completed for Hohokam, Sunset Ridge, Wildlife Ridge Parks and Woodshade Trail.

- Common areas bordering Innovation Park Drive between Rancho Vistoso Blvd & Tangerine
- Common areas bordering the perimeters of Bella Vista, St Andrews Ph1 & Ph2
- Eastern corner of Innovation and Rancho Vistoso Blvd
- Common areas tracts at Horizons & Vistoso Heights
- Common area tracts bordering streets (W Moore Rd, Rancho Vistoso Blvd, Arrowsmith, and Woodburne Ave) throughout neighborhood 7
- Wildlife Ridge Park
- Hohokam Park
- Sunset Ridge Park
- Woodshade Trail – Sunset Ridge Park to Rancho Vistoso Blvd
- Big Wash Park

2024 Projects- Bids are being solicited for concrete repairs for common areas throughout the community and two areas within Siena. Once we receive three bids from qualified vendors, copies will be presented to the board for review and consideration.

Tennis Court Resurface Project – Received signed contract from APEX and waiting for a scheduled date from the contractor. New nets for both courts have been ordered. Bids for the windscreens will be considered by the board at the May 30<sup>th</sup> meeting.

Asphalt repairs for the 27 Mile parking pad are on hold until the drainage project is completed.

➤ **Erosion Projects**

Big View Ct. Channel – VCA received approval from the Town of Oro Valley to proceed with repairs per the engineering designs. Bidders have met with WLB, for final details. Out of five vendors only two indicated interests and will be submitting proposals within the next few weeks. We are presently seeking a third bid.  
27 Mile – The Town of Oro Valley has reviewed the design plans and has provided a list of questions which have been forwarded to WLB for a response. Total Maintenance Erosion Control has been advised on the progress and continues to show interest in the project.

Once all questions have been addressed and VCA receives approval to proceed we will request Total Maintenance Erosion Control to update their estimate.

Bridal Veil – The Town of Oro Valley has reviewed the preliminary plans for this project and has presented questions for Tracy Bogardus to address. The Town of Oro Valley is pleased to see the current direction of improvement for this drainage channel.

➤ **Builder Transitions**

The Town of Oro Valley still holds the Pulte bond for the west side of Moore Loop Road near the Valley Vista neighborhood. A request has been made to have Pulte clean up the right of way in this location.

The VCA Board will be reviewing the final agreement between Mattamy and the association for turnover of the Moore Loop Park.

**B. Financial Report of the Association** – Board Treasurer Joe Affinati 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 April 30, 2024.

➤ The Operating Fund balance as of April 30, 2024, is \$792,852. This is adequate to meet current and foreseen cash needs.

➤ The Reserve Fund balance is \$4,327,506.

➤ The liquidity of the association is strong to meet ongoing association needs.

➤ The account receivable balance is \$164,975.

➤ Total income for the month of April is \$211,805 which is \$4,456 over budget.

➤ Total expenses for April are \$244,798 which is \$14,294 over budget.

➤ A monthly contribution of \$66,667 was made to the reserve fund.

➤ Reserve expenses for the month of April were \$12,100.

➤ Reserve Investments managed by Morgan Stanley as of April 30:

▪ Cash and Equivalents	\$ 15,614
▪ Savings & Time Deposits	\$ 38,637
▪ ETFs and CEFs	\$ 51,767
▪ Municipal Bonds	\$ 39,316
▪ Corporate Fixed Income	\$ 139,875
▪ Government Securities	\$ 1,218,235
▪ Certificates of Deposit	\$ 1,811,829
▪ Mutual Funds	\$ 234,599
▪ Net Unsettled Purchases/Sales	\$ -----
▪ Total	\$ 3,549,871

➤ Siena's operating fund balance year to date is \$5,828 and the reserve fund year to date balance is \$245,594.

***A motion was made by Barbara Stough and seconded by Rob Feltesi to accept the April 2024 Treasurer and Financial Reports. The motion was approved unanimously.***

**C. Landscape Report** – Anthony Munzo from AAA Landscape reported on the following items:

- Turf transition has been completed for parks and irrigation has been adjusted.
- A mainline irrigation leak was repaired north of the Tangerine monument along RVB.
- Gate valve by the Oro Valley Sub-station was replaced under warranty.
- Post-emergent application for weeds is ongoing.
- Pre-emergent application has been completed.

**D. Project Administration & Proposals** - Anthony Martin, Project Coordinator provided a project update. Report is posted on the community website.

1. Desert Fairway Solar Controller

The board reviewed and discussed AAA Landscape proposal to install two hybrid Hunter 6 Station Clocks with solar panels along Desert Fairway. This will complete the irrigation repair project scheduled in this location for this year.

*A motion was made by Matt Wood and seconded by Joe Affinati to approve the AAA Landscape proposal for two solar controllers at a cost of \$4,543.34 to be installed on Desert Fairways. The motion was unanimously approved.*

## VII. COMMITTEE REPORTS

Committee Chairs provide 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

**F. Governing Documents Committee** - No questions

**G. Parks & Landscape Committee** – No questions

## VIII. OLD BUSINESS

### A. Streetlights

Anthony Martin from AZ Project Solution updated the board on the price of copper received from salvage companies in the Tucson area. Mountain Power Electric contractor is to provide the labor and material costs to pull the copper from the streetlight wiring system.

## IX. NEW BUSINESS

### A. Recreation Facility Proposals

Jonathan Cooper from Third Degree presented the following proposals.

1. Replace Hohokam Tennis Court Windscreens & Bench Shades

*A motion was made by Rob Feltes to replace two of the windscreens on the east and west sides of the court and the bench shades at the Hohokam tennis courts. The motion unanimously passed.*

2. Replace Hohokam Park Playground Equipment Panels

*A motion was made by Matt Wood and seconded by Rob Feltes to approve the Third Degree Recreation proposal to replace the three broken playground panels at Hohokam Park at a cost of \$5,850. Motion was unanimously approved.*

3. Playground Chip Replenishment

*A motion was made to accept Third Degree Recreation proposal to replenish playground wood chips at Hohokam Park (\$3,995), Somerset Park (\$4,595), and Sunset Ridge Park (\$6,737). Motion passed unanimously.*

### B. Appointment of Finance Committee Chair

*A motion was made by Matt Wood and seconded by Barbara Stough to appoint Joe Affinati to serve as Finance Committee Chair. The motion was approved unanimously.*

### C. Builders Rights & Annexation Proposal

*A motion was made by Matt Wood and Joe Affinati to approve CHBD proposal up to \$3,500 for title search and up to \$10,000 for legal review and data compilation to identify all properties annexed to the Master Association and tracking the transfer of declarant rights for the various parcels over the years. Motion passed unanimously.*

### D. Venture West/Water Supply for Livestock

*A motion was made by Matt Wood and seconded by Rob Feltes to approve the revised license agreement to sunset in providing water to livestock on June 30, 2025. Motion was unanimously approved.*

DRAFT

**E. Moore Loop Park Transition**

*A motion was made by Matt Wood and seconded by Barbara Stough to approve the Moore Loop Park Transition agreement with Mattamy Homes. Motion passed unanimously.*

**F. Revised Governing Documents Committee Charter**

*A motion was made by Matt Wood and Joe Affinati to approve the revised Governing Documents Committee Charter. Motion was unanimously approved.*

**X. Next Meeting** – The next meeting is tentatively scheduled for Thursday, June 27, 2024, at 5:30 P.M.

**XII. ADJOURNMENT** – *A motion was made by Matt Wood and seconded by Joe Affinati to adjourn the meeting at 6:26 P.M.*

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Vistoso Community Association Secretary

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Date



## Management Report June 2024

### **For the Month of May 2024**

ARC Submittals: 43

Denied: 3

Withdrawn: 1

Approved: 39

Resales: 36

Total Work Orders: 26

Open Work Orders: 16

Closed/Completed: 10

Tennis Cards Processed

New: 4

Walk-ins: 76

Calls Received: 286

Call Center: 466

Violations- 505

Parking followed by landscaping was the top compliance issue for the past month.

### **Board Vacancy**

Currently there is a vacant position on the board in the Other Than Single Family category. The board will be making an appointment from this voting category at the June 27, 2024, meeting.

### **Rancho Vistoso Blvd. Streetlights**

The VCA owned streetlights were shut off along RVB in March. The board is exploring options for the removal and disposal of the poles. Anthony Martin from AZ Project Solutions will be discussing costs for pulling the copper from the system at the June 27<sup>th</sup> meeting. Hard wire and solar lighting proposals are being sought at the neighborhood monuments for Las Colinas, Sunset Ridge and Vistoso Highlands that were tied into the streetlighting system.

### **Entryway Monuments**

Materials for the RVB & Tangerine Monument Project have been ordered. A pre-construction meeting was held on June 12. The project's focus is to reduce water consumption. Granite and boulders will be installed in the turf area along with low voltage lighting and plantings.

Territorial Sign Company has completed refreshing the monument signs at RVB & Oracle, RVB & Tangerine, and RVB & Vistoso Highlands.





### **Capital Projects**

Irrigation – The irrigation repairs along Innovation Park Dr. and Desert Fairway have been completed by AAA Landscape. This project included a repair to approximately 2,100 linear feet of irrigation line along Innovation Park Dr and about 2,300 linear feet on the north side of Desert Fairway Dr between Toucan Dr. and W Sand Rake Dr.

Granite Replenish Project – This project is about 80% completed. Hohokam Park has been signed off and punch lists have been developed for Sunset Ridge, Wildlife Ridge Parks and Woodshade Trail. The following locations were included in this project.

- Common areas bordering Innovation Park Drive between Rancho Vistoso Blvd & Tangerine
- Common areas bordering the perimeters of Bella Vista, St Andrews Ph1 & Ph2
- Eastern corner of Innovation and Rancho Vistoso Blvd
- Common areas tracts at Horizons & Vistoso Heights
- Common area tracts bordering streets (W Moore Rd, Rancho Vistoso Blvd, Arrowsmith, and Woodburne Ave) throughout neighborhood 7
- Wildlife Ridge Park
- Hohokam Park
- Sunset Ridge Park
- Woodshade Trail – Sunset Ridge Park to Rancho Vistoso Blvd
- Big Wash Park

Concrete Repairs - Bids will be reviewed and considered by the board at the June 27 meeting for common areas throughout the community and two areas within Siena.

Tennis Court Resurface Project – Received signed contract from APEX and waiting for a scheduled date from the contractor. New nets for both courts and windscreens for the east and west side of the court are on order.

**Playground Equipment** – Wood chips for the playgrounds at Hohokam, Somerset and Sunset Ridge Park will be refreshed. Three playground panels will also be replaced at Hohokam Park.

### **Drainage Projects**

- Big View Ct. Channel – Two proposals have been received. WLB will provide additional details to bidders to assist in getting proposals to meet the scope and requirements of the project.
- 27 Mile – WLB has completed the design changes to the plans at the Town of Oro Valley's request. They will be presented to the Town for final review and approval.
- Bridal Veil – Bogardus Engineering is expected to have the revisions to the Town of Oro Valley for review by the end of June.

### **Builder Transitions**

- The Town of Oro Valley still holds the Pulte bond for the west side of Moore Loop Road. Pulte has begun to work on the drainage area along Moore Loop Rd and inside Valley Vista neighborhood.
- The agreement between Mattamy and the association for turnover of the Moore Loop Park has been executed.

**Vistoso Community Association**  
**Financial Condition as of May 31, 2024**  
**Treasurer's Report**  
**Final**

I have reviewed all of the appropriate VCA financial statements as of May 31, 2024, and report as follows.

- **Balance Sheet.**
  - **Operating Fund Balance.** The Fund Balance of \$548,781 – made up of Cash \$156,204 Savings \$383,002 and due from Reserves \$9,575 - is adequate to meet current and foreseen cash needs.
  - **Reserve Fund Balance.** The reserve fund ending balance is \$4,413,001 – made up of a Morgan Stanley-advised investment portfolio \$3,565,082, a Money Market Account \$859,078, Accrued Interest \$9,099 and less due to Operating \$9,575, and Unrealized Loss \$10,683.
  - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Total Operating Liabilities.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$83,210, is \$133,766. Total Operating Liabilities balance of \$587,508, is made up primarily of Prepaid Assessments \$206,569, and Accrued Expenses \$56,725.
- **Summary balances.** In summary: At 5/31/24 Total Assets are \$5,139,627. Total Liabilities plus Equity: Liabilities \$587,508 plus Reserves \$4,413,001 plus Surplus \$139,119 totals \$5,139,627.
- **Operating Fund Income Statement.**
  - **Income.** Total income for the month was \$204,180. This was \$2,605 over Budget. Member assessments are \$880 over Budget, Builder Assessments are \$420 under Budget, and Commercial Dues are \$ 3,639 over Budget.
  - **Expenses.** Total expenses for the month were \$207,189, \$27,632 under Budget.
  - YTD Income of \$1,033,169 is \$13,895 over Budget, while YTD Operating expenses of \$1,078,538 have been \$39,232 under Budget as described below. YTD Admin Expense is \$3,948 over Budget, Utilities are \$9,110 over Budget, Landscaping is \$35,358 under Budget, and Common Area is \$16,932 under Budget. This results in a YTD Operating Deficit of \$45,369 versus a Budgeted deficit of \$98,496.
- **Reserve Fund.**

- **Revenue.** As Budgeted, for May a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$66,667. Including Earnings and fees, Total Reserve Income was \$23,414. The full year Budget calls for \$965,000 Total Reserve Income. YTD Actual Reserve Income totals \$342,452.
- **Expenditures.** Reserve Fund expenditures comprise of a credit from FirstService Residential. Reserve Fund spending is Budgeted to total \$1,239,500 for all of 2024. Several large project spends will likely occur in Q3 and Q4 2024.
- **Reserve Investments.** As of March 31,2024, and April 30,2024 the makeup of The Morgan Stanley managed portfolio is:

	<b>April 2024</b>	<b>May 2024</b>
<i>Cash and equivalents:</i>	\$ 15,613.94	\$ 19,095.78
<i>Savings and Time Deposits</i>	\$ 38,636.84	\$ 433,645.65
<i>ETFs and CEFs</i>	\$ 51,766.97	\$ 802,092.82
<i>Municipal Bonds:</i>	\$ 39,315.90	\$ -
<i>Corporate Fixed Income:</i>	\$ 139,874.78	\$ -
<i>Government Securities:</i>	\$ 1,218,235.01	\$ 505,397.05
<i>Certificates of Deposit:</i>	\$ 1,811,828.52	\$ 1,576,723.54
<i>Mutual Funds:</i>	\$ 234,599.23	\$ 226,542.77
<i>Net Unsettled Purchases/Sales</i>	\$ -	\$ -
<i>Total:</i>	<u>\$ 3,549,871.19</u>	<u>\$ 3,563,497.61</u>

- **Siena**

- **Overall financial condition.** At 5/31/24 the Operating Fund balance is \$2,915 and the Reserve Fund balance is \$248,503. For May, Operating Income of \$2,175 is \$560 more than Operating Expenses of \$1,615. YTD Reserve Fund income has totaled \$14,379 while Reserve Fund Expenditures have totaled \$0, yielding a Reserve Fund Surplus totaling \$14,379 versus a Budgeted Surplus of \$14,225.

*Respectfully submitted.*

*Joe Affinati, Treasurer*



**347 VISTOSO COMMUNITY ASSOCIATION**  
**BALANCE SHEET**  
**05/31/2024**

**ASSETS**

**OPERATING FUNDS**  
**OPERATING - US BANK**  
**US BANK SAVINGS**  
**DUE FROM RESERVES**

156,204.23  
383,001.71  
9,575.00  
-----

**TOTAL OPERATING FUNDS**

**548,780.94**

**RESERVE FUNDS**  
**DUE TO OPERATING**  
**RESERVE US BANK MMA**  
**MORGAN STANLEY**  
**RESERVES - ACCRUED INTEREST**  
**UNREALIZED RSV GAIN/LOSS**

(9,575.00)  
859,078.10  
3,565,081.96  
9,098.94  
(10,683.29)  
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**TOTAL RESERVE FUNDS**

**4,413,000.71**

**DEPOSITS**  
**REFUNDABLE DEPOSITS SECURITY DEPOSITS**

3,024.22  
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**TOTAL DEPOSITS**

**3,024.22**

**ACCOUNTS RECEIVABLE**

**ACCOUNTS RECEIVABLE**  
**PRE-LEGAL RECEIVABLE**  
**CONTINGENT PAYABLE**  
**ALLOWANCE FOR DOUBTFUL ACCOUNTS**

216,976.27  
41,937.48  
(41,937.48)  
(83,210.14)  
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**TOTAL ACCOUNTS RECEIVABLE**

**133,766.13**

**OTHER ASSETS**  
**PREPAID EXPENSE INSURANCE**  
**PREPAID EXPENSES**

40,749.99  
305.27  
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**TOTAL OTHER ASSETS**

**41,055.26**  
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**TOTAL ASSETS**

**5,139,627.26**  
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**347 VISTOSO COMMUNITY ASSOCIATION  
BALANCE SHEET  
05/31/2024**

<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	(1,950.29)	
ACCRUED EXPENSES	56,724.68	
PREPAID ASSESSMENTS	206,568.81	
REFUNDABLE DEPOSIT KEYS	10,950.00	
UNEARNED REVENUE	264,841.09	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>587,507.91</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	297,777.12	
UNREALIZED GAIN/LOSS INVESTMENTS	(10,683.29)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
	-----	
<b>TOTAL RESERVE</b>		<b>4,413,000.71</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	(297,777.12)	
CURRENT SURPLUS/(DEFICIT)	252,407.73	
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<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>139,118.64</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>5,139,627.26</b>
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**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
05/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
189,613	188,733	880	4000	ASSESSMENT INCOME	945,537	943,666	1,871	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	354,882	336,685	18,197	808,045
1,263	833	430	4030	INTEREST INCOME	6,153	4,166	1,987	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	5,000	(5,000)	12,000
(50)	167	(217)	4050FR	FILE REVIEW FEE	600	831	(231)	2,000
75	0	75	4050MU	MONITOR TRUSTEE SALE	225	250	(25)	500
570	292	278	4050RR	FILE TRANSFER FEES	1,425	1,456	(31)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
(73)	0	(73)	4070	LATE FEE INCOME	6,745	11,000	(4,255)	22,000
105	75	30	4075	NSF FEE	700	375	325	900
4,703	5,122	(420)	4205	BUILDER ASSESSMENT	23,726	25,610	(1,884)	61,465
3,800	833	2,967	4900	VIOLATION FINES	10,429	4,166	6,263	10,000
75	0	75	4922	KEYS	300	0	300	0
(210)	3,000	(3,210)	4950	REBILL FEE	15,780	15,000	780	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	4,250	(4,250)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(333,333)	(333,331)	(2)	(800,000)
204,180	201,575	2,605		<b>TOTAL INCOME</b>	<b>1,033,169</b>	<b>1,019,274</b>	<b>13,895</b>	<b>2,441,710</b>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
9,574	9,159	415	5000	MANAGEMENT FEE	46,968	43,333	3,635	107,450
3,181	3,182	(1)	5000RO	OFFICE LEASE	15,907	15,910	(3)	38,184
0	0	0	5005	RESERVE STUDY	1,565	0	1,565	0
26,166	27,735	(1,569)	5007w	SALARIES & BENEFITS	137,389	138,675	(1,286)	332,821
(210)	3,000	(3,210)	5009A	REBILL FEE EXPENSE	15,780	15,000	780	36,000
105	75	30	5009B	NSF FEE EXPENSE	700	375	325	900
2,988	4,333	(1,346)	5010	LEGAL EXPENSE	10,327	21,666	(11,339)	52,000
295	500	(205)	5020	LIEN/COLLECTION COST	3,165	2,500	665	6,000
(50)	167	(217)	5020F	FILE REVIEW FEE	600	831	(231)	2,000
75	0	75	5020M	MONITOR TRUSTEE SALE	225	250	(25)	500
570	292	278	5020RR	FILE TRANSFER FEE EXPENSE	1,425	1,458	(33)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	10,550	(10,550)	5030	AUDIT/TAX PREPARATION	10,525	11,800	(1,275)	11,800
289	0	289	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
61	300	(239)	5039	WEBSITE	558	600	(42)	1,000
10,005	7,750	2,255	5040	ADMINISTRATION	34,053	38,750	(4,697)	93,000
143	143	0	5046	NEWSLETTER	713	715	(2)	1,716
6	1,250	(1,244)	5047B	OFFICE EQUIPMENT RENTAL	917	6,250	(5,333)	15,000
747	500	247	5048	OFFICE EXPENSES	2,653	2,500	153	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
1,320	1,033	287	5054	ARCHITECTURAL EXPENSE	3,820	5,166	(1,346)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	2,500	(1,575)	6,000
120	850	(730)	5059V	VIOLATION NOTICES	2,790	4,250	(1,460)	10,200
0	375	(375)	5063	MILEAGE	0	1,875	(1,875)	4,500
0	3,000	(3,000)	5065	PROFESSIONAL FEES	0	15,000	(15,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	500	(500)	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	900
1,698	0	1,698	5080	CORPORATE TAXES	78,450	5,000	73,450	5,000
0	0	0	5088	BAD DEBT EXPENSE	(34,635)	0	(34,635)	20,000
4,100	3,730	370	5090	INSURANCE	16,569	16,787	(218)	42,897
0	5,000	(5,000)	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
6,800	0	6,800	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
68,018	83,459	(15,441)		<b>TOTAL ADMINISTRATIVE</b>	<b>386,814</b>	<b>382,866</b>	<b>3,948</b>	<b>880,588</b>
<b>U T I L I T I E S</b>								



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
05/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
19,875	21,000	(1,125)	5100	WATER/SEWER	75,273	62,000	13,273	200,000
1,038	4,166	(3,128)	5120	ELECTRIC	16,802	20,832	(4,030)	50,000
277	416	(139)	5151	TELEPHONE	1,463	2,082	(619)	5,000
351	250	101	5151B	INTERNET	1,685	1,250	435	3,000
81	75	6	5152	ALARM MONITORING	426	375	51	900
21,624	25,907	(4,283)		TOTAL UTILITIES	95,649	86,539	9,110	258,900
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	540,346	540,345	1	1,296,830
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	0	0	5218	MAJOR PROJECTS	0	25,000	(25,000)	50,000
719	2,000	(1,281)	5220	IRRIGATION REPAIRS	6,427	10,000	(3,573)	24,000
0	0	0	5222	BACKFLOW INSPEC/RPRS	4,804	1,750	3,054	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
2,385	3,000	(615)	5240	TREE TRIMMING/REMOVAL	3,660	11,000	(7,340)	31,000
111,173	113,069	(1,896)		TOTAL LANDSCAPE	555,237	590,595	(35,358)	1,417,330
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	0	2,500	(2,500)	6,000
0	2,500	(2,500)	5700K	KEYS/LOCK REPAIR	2,744	3,500	(756)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	5,000	(4,815)	12,000
0	0	0	5740	SIGN MAINTENANCE	0	1,000	(1,000)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	11,477	12,235	(758)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	9,538	9,581	(43)	23,000
900	1,909	(1,009)	5779CC	SECURITY PATROL	8,254	9,541	(1,287)	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
604	1,167	(563)	5800	COMMON AREA MAINTENANCE/REPAIRS	3,680	5,831	(2,151)	14,000
0	0	0	5845	PARK MAINT	3,360	3,000	360	7,200
675	500	175	5850	EXTERMINATING	900	2,500	(1,600)	6,000
0	416	(416)	5895	TENNIS COURT MAINTENANCE	700	2,082	(1,382)	5,000
6,374	12,386	(6,012)		TOTAL COMMON AREA	40,838	57,770	(16,932)	137,678
207,189	234,821	(27,632)		TOTAL OPERATING EXPENSES	1,078,538	1,117,770	(39,232)	2,694,496
(3,009)	(33,246)	30,237		OPERATING FUND SURPLUS/(DEFICIT)	(45,369)	(98,496)	53,127	(252,786)



**347 VISTOSO COMMUNITY ASSOCIATION  
STATEMENT OF REVENUES & EXPENSES  
05/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
<b>RESERVE FUND</b>								
<b>I N C O M E</b>								
66,667	66,667	0	7010		333,333	333,331	2	800,000
9,898	14,583	(4,685)	7034		65,645	72,916	(7,271)	175,000
(51,943)	0	(51,943)	7069		(51,943)	0	(51,943)	0
(1,208)	0	(1,208)	8537		(4,583)	0	(4,583)	(10,000)
-----	-----	-----			-----	-----	-----	-----
23,414	81,250	(57,836)			342,452	406,247	(63,795)	965,000
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N D I T U R E S</b>								
4,275	0	4,275	8510		4,275	0	4,275	4,000
0	0	0	8525		2,900	0	2,900	10,000
0	0	0	8526		0	0	0	4,000
0	0	0	8530		0	0	0	11,400
0	0	0	8531		1,250	0	1,250	0
(6,800)	0	(6,800)	8541		14,650	0	14,650	672,000
0	0	0	8550		0	0	0	18,700
0	0	0	8565		1,350	0	1,350	29,600
0	0	0	8571C		2,800	0	2,800	5,800
0	0	0	8575		2,800	0	2,800	424,000
0	0	0	8578D		14,650	0	14,650	60,000
-----	-----	-----			-----	-----	-----	-----
(2,525)	0	(2,525)			44,675	0	44,675	1,239,500
-----	-----	-----			-----	-----	-----	-----
25,939	81,250	(55,311)			297,777	406,247	(108,470)	(274,500)
=====	=====	=====			=====	=====	=====	=====











**347A VISTOSO- SIENA  
BALANCE SHEET  
05/31/2024**

**ASSETS**

<b>OPERATING FUNDS</b>		
<b>OPERATING - US BANK</b>	<b>2,915.05</b>	
	-----	
<b>TOTAL OPERATING FUNDS</b>		<b>2,915.05</b>
<b>RESERVE FUNDS</b>		
<b>RESERVE US BANK MMA</b>	<b>248,503.49</b>	
	-----	
<b>TOTAL RESERVE FUNDS</b>		<b>248,503.49</b>
<b>ACCOUNTS RECEIVABLE</b>		
<b>ACCOUNTS RECEIVABLE</b>	<b>573.12</b>	
<b>ACCOUNTS RECEIVABLE - PARCELS</b>	<b>2,628.22</b>	
<b>PRE-LEGAL RECEIVABLE</b>	<b>780.00</b>	
<b>CONTINGENT PAYABLE</b>	<b>(780.00)</b>	
	-----	
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>3,201.34</b>
<b>OTHER ASSETS</b>		
<b>PREPAID EXPENSE INSURANCE</b>	<b>287.50</b>	
	-----	
<b>TOTAL OTHER ASSETS</b>		<b>287.50</b>
		-----
<b>TOTAL ASSETS</b>		<b>254,907.38</b>
		=====

**LIABILITIES & EQUITY**

<b>OPERATING LIABILITIES</b>		
<b>ACCRUED EXPENSES</b>	<b>85.20</b>	
<b>PREPAID ASSESSMENTS</b>	<b>(1,938.02)</b>	
<b>PREPAID ASSESSMENTS - PARCELS</b>	<b>3,008.02</b>	
<b>UNEARNED REVENUE</b>	<b>4,270.00</b>	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>5,425.20</b>
<b>RESERVE</b>		
<b>ACCUMULATED GENERAL</b>	<b>234,124.57</b>	



**347A VISTOSO- SIENA  
BALANCE SHEET  
05/31/2024**

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<b>C/Y GENERAL RESERVE SURPLUS/(DEFICIT)</b>	<b>14,378.92</b>	
	<b>-----</b>	
<b>TOTAL RESERVE</b>		<b>248,503.49</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
<b>ACCUMULATED SURPLUS (DEFICIT)</b>	<b>(1,271.29)</b>	
<b>CURRENT YEAR RESERVE EQUITY</b>	<b>(14,378.92)</b>	
<b>CURRENT SURPLUS/(DEFICIT)</b>	<b>16,628.90</b>	
	<b>-----</b>	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>978.69</b>
		<b>-----</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>254,907.38</b>
		<b>=====</b>



**347A VISTOSO- SIENA**  
**STATEMENT OF REVENUES & EXPENSES**  
**05/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	21,350	21,350	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(10,475)	(10,475)	0	(25,140)
<u>2,175</u>	<u>2,175</u>	<u>0</u>		TOTAL INCOME	<u>10,875</u>	<u>10,875</u>	<u>0</u>	<u>26,100</u>
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
29	30	(1)	P5090	INSURANCE	133	135	(2)	345
<u>29</u>	<u>30</u>	<u>(1)</u>		TOTAL ADMINISTRATIVE	<u>133</u>	<u>135</u>	<u>(2)</u>	<u>345</u>
<b>U T I L I T I E S</b>								
134	225	(91)	P5100	WATER/SEWER	787	1,050	(263)	2,566
51	51	0	P5120	ELECTRIC	255	257	(2)	620
<u>185</u>	<u>276</u>	<u>(91)</u>		TOTAL UTILITIES	<u>1,042</u>	<u>1,307</u>	<u>(265)</u>	<u>3,186</u>
<b>L A N D S C A P I N G</b>								
0	2,000	(2,000)	5218	MAJOR PROJECTS	0	2,000	(2,000)	2,000
732	732	0	P5200	LANDSCAPE CONTRACT	3,662	3,661	1	8,788
0	100	(100)	P5220	IRRIGATION REPAIRS	0	100	(100)	100
<u>732</u>	<u>2,832</u>	<u>(2,100)</u>		TOTAL LANDSCAPE	<u>3,662</u>	<u>5,761</u>	<u>(2,099)</u>	<u>10,888</u>
<b>P O O L / S P A / C L U B H O U S E</b>								
210	300	(90)	P5350	FOUNTAIN MAINTENANCE	1,395	1,100	295	4,000
<u>210</u>	<u>300</u>	<u>(90)</u>		TOTAL POOLS	<u>1,395</u>	<u>1,100</u>	<u>295</u>	<u>4,000</u>
<b>G A T E S</b>								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,300	1,300	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	571	575	(4)	1,380
<u>375</u>	<u>375</u>	<u>0</u>		TOTAL GATES	<u>1,583</u>	<u>2,175</u>	<u>(592)</u>	<u>5,100</u>
<b>C O M M O N A R E A</b>								
85	294	(209)	P5739	STREET SWEEPING	426	588	(162)	1,176
0	0	0	P5800	COMMON AREA MAINTAINENCE	385	702	(317)	1,405
<u>85</u>	<u>294</u>	<u>(209)</u>		TOTAL COMMON AREA	<u>811</u>	<u>1,290</u>	<u>(479)</u>	<u>2,581</u>
<u>1,615</u>	<u>4,107</u>	<u>(2,492)</u>		TOTAL OPERATING EXPENSES	<u>8,625</u>	<u>11,768</u>	<u>(3,143)</u>	<u>26,100</u>
<u>560</u>	<u>(1,932)</u>	<u>2,492</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>2,250</u>	<u>(893)</u>	<u>3,143</u>	<u>0</u>



347A VISTOSO- SIENA  
STATEMENT OF REVENUES & EXPENSES  
05/31/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
<b>RESERVE FUND</b>								
<b>I N C O M E</b>								
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	10,475	10,475	0	25,140
815	750	65	P7034	INTEREST RESERVE FUNDS	3,904	3,750	154	9,000
-----	-----	-----			-----	-----	-----	-----
2,910	2,845	65		TOTAL RESERVE INCOME	14,379	14,225	154	34,140
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N D I T U R E S</b>								
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	0
-----	-----	-----			-----	-----	-----	-----
2,910	2,845	65		RESERVE FUND SURPLUS/(DEFICIT)	14,379	14,225	154	34,140
=====	=====	=====			=====	=====	=====	=====









**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
05/31/2024**

**ASSETS**

**OPERATING FUNDS**

US BANK - OPERATING CHECKING	159,119.28
US BANK SAVINGS	383,001.71
DUE FROM RESERVES	9,575.00

**TOTAL OPERATING FUNDS** 551,695.99

**RESERVE FUNDS**

DUE TO OPERATING	(9,575.00)
RESERVE US BANK MMA	1,107,581.59
MORGAN STANLEY	3,565,081.96
RESERVES - ACCRUED INTEREST	9,098.94
UNREALIZED RSV GAIN/LOSS	(10,683.29)

**TOTAL RESERVE FUNDS** 4,661,504.20

**DEPOSITS**

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22
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**TOTAL DEPOSITS** 3,024.22

**ACCOUNTS RECEIVABLE**

ACCOUNTS RECEIVABLE	217,549.39
ACCOUNTS RECEIVABLE - PARCELS	2,628.22
PRE-LEGAL RECEIVABLE	42,717.48
CONTINGENT PAYABLE	(42,717.48)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(83,210.14)

**TOTAL ACCOUNTS RECEIVABLE** 136,967.47

**OTHER ASSETS**

PREPAID EXPENSE INSURANCE	41,037.49
PREPAID EXPENSES	305.27

**TOTAL OTHER ASSETS** 41,342.76

**TOTAL ASSETS** 5,394,534.64



**347Z VISTOSO COMMUNITY CONSOLIDATED  
BALANCE SHEET  
05/31/2024**

<b>LIABILITIES &amp; EQUITY</b>		
<b>OPERATING LIABILITIES</b>		
ACCOUNTS PAYABLE	(1,950.29)	
ACCRUED EXPENSES	56,809.88	
PREPAID ASSESSMENTS	204,630.79	
PREPAID ASSESSMENTS - PARCELS	3,008.02	
REFUNDABLE DEPOSIT KEYS	10,950.00	
UNEARNED REVENUE	269,111.09	
UNCLAIMED PROPERTY	20,406.62	
SECURITY DEPOSITS	29,967.00	
	-----	
<b>TOTAL OPERATING LIABILITIES</b>		<b>592,933.11</b>
<b>RESERVE</b>		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	312,156.04	
UNREALIZED GAIN/LOSS INVESTMENTS	(10,683.29)	
GAIN (LOSS) ON INVESTMENT	84,730.41	
	-----	
<b>TOTAL RESERVE</b>		<b>4,661,504.20</b>
<b>OPERATING SURPLUS (DEFICIT)</b>		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
CURRENT YEAR RESERVE EQUITY	(312,156.04)	
CURRENT SURPLUS/(DEFICIT)	269,036.63	
	-----	
<b>TOTAL SURPLUS/(DEFICIT)</b>		<b>140,097.33</b>
		-----
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>5,394,534.64</b>
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
05/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>I N C O M E</b>								
189,613	188,733	880	4000	ASSESSMENT INCOME	945,537	943,666	1,871	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	21,350	21,350	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	354,882	336,685	18,197	808,045
1,263	833	430	4030	INTEREST INCOME	6,153	4,166	1,987	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	5,000	(5,000)	12,000
(50)	167	(217)	4050FR	FILE REVIEW FEE	600	831	(231)	2,000
75	0	75	4050MU	MONITOR TRUSTEE SALE	225	250	(25)	500
570	292	278	4050RR	FILE TRANSFER FEES	1,425	1,456	(31)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
(73)	0	(73)	4070	LATE FEE INCOME	6,745	11,000	(4,255)	22,000
105	75	30	4075	NSF FEE	700	375	325	900
4,703	5,122	(420)	4205	BUILDER ASSESSMENT	23,726	25,610	(1,884)	61,465
3,800	833	2,967	4900	VIOLATION FINES	10,429	4,166	6,263	10,000
75	0	75	4922	KEYS	300	0	300	0
(210)	3,000	(3,210)	4950	REBILL FEE	15,780	15,000	780	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	4,250	(4,250)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(333,333)	(333,331)	(2)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(10,475)	(10,475)	0	(25,140)
-----	-----	-----			-----	-----	-----	-----
206,355	203,750	2,605		TOTAL INCOME	1,044,044	1,030,149	13,895	2,467,810
-----	-----	-----			-----	-----	-----	-----
<b>E X P E N S E S</b>								
<b>A D M I N I S T R A T I V E</b>								
9,574	9,159	415	5000	MANAGEMENT FEE	46,968	43,333	3,635	107,450
3,181	3,182	(1)	5000RO	OFFICE LEASE	15,907	15,910	(3)	38,184
0	0	0	5005	RESERVE STUDY	1,565	0	1,565	0
26,166	27,735	(1,569)	5007w	SALARIES & BENEFITS	137,389	138,675	(1,286)	332,821
(210)	3,000	(3,210)	5009A	REBILL FEE EXPENSE	15,780	15,000	780	36,000
105	75	30	5009B	NSF FEE EXPENSE	700	375	325	900
2,988	4,333	(1,346)	5010	LEGAL EXPENSE	10,327	21,666	(11,339)	52,000
295	500	(205)	5020	LIEN/COLLECTION COST	3,165	2,500	665	6,000
(50)	167	(217)	5020F	FILE REVIEW FEE	600	831	(231)	2,000
75	0	75	5020M	MONITOR TRUSTEE SALE	225	250	(25)	500
570	292	278	5020RR	FILE TRANSFER FEE EXPENSE	1,425	1,458	(33)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
0	10,550	(10,550)	5030	AUDIT/TAX PREPARATION	10,525	11,800	(1,275)	11,800
289	0	289	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	175	175	0	420
61	300	(239)	5039	WEBSITE	558	600	(42)	1,000
10,005	7,750	2,255	5040	ADMINISTRATION	34,053	38,750	(4,697)	93,000
143	143	0	5046	NEWSLETTER	713	715	(2)	1,716
6	1,250	(1,244)	5047B	OFFICE EQUIPMENT RENTAL	917	6,250	(5,333)	15,000
747	500	247	5048	OFFICE EXPENSES	2,653	2,500	153	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
1,320	1,033	287	5054	ARCHITECTURAL EXPENSE	3,820	5,166	(1,346)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	2,500	(1,575)	6,000
120	850	(730)	5059V	VIOLATION NOTICES	2,790	4,250	(1,460)	10,200
0	375	(375)	5063	MILEAGE	0	1,875	(1,875)	4,500
0	3,000	(3,000)	5065	PROFESSIONAL FEES	0	15,000	(15,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	0	0	5068	GIFTS	0	500	(500)	1,500
0	0	0	5070	PROPERTY TAXES	0	0	0	900
1,698	0	1,698	5080	CORPORATE TAXES	78,450	5,000	73,450	5,000
0	0	0	5088	BAD DEBT EXPENSE	(34,635)	0	(34,635)	20,000
4,100	3,730	370	5090	INSURANCE	16,569	16,787	(218)	42,897
0	5,000	(5,000)	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
6,800	0	6,800	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
29	30	(1)	P5090	INSURANCE	133	135	(2)	345
-----	-----	-----			-----	-----	-----	-----
68,046	83,489	(15,443)		TOTAL ADMINISTRATIVE	386,947	383,001	3,946	880,933



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
05/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>UTILITIES</b>								
19,875	21,000	(1,125)	5100	WATER/SEWER	75,273	62,000	13,273	200,000
1,038	4,166	(3,128)	5120	ELECTRIC	16,802	20,832	(4,030)	50,000
277	416	(139)	5151	TELEPHONE	1,463	2,082	(619)	5,000
351	250	101	5151B	INTERNET	1,685	1,250	435	3,000
81	75	6	5152	ALARM MONITORING	426	375	51	900
134	225	(91)	P5100	WATER/SEWER	787	1,050	(263)	2,566
51	51	0	P5120	ELECTRIC	255	257	(2)	620
-----	-----	-----			-----	-----	-----	-----
21,808	26,183	(4,375)		TOTAL UTILITIES	96,691	87,846	8,845	262,086
<b>LANDSCAPING</b>								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	540,346	540,345	1	1,296,830
0	0	0	5210	LANDSCAPE SUPPLIES/MATERIAL	0	2,500	(2,500)	5,000
0	2,000	(2,000)	5218	MAJOR PROJECTS	0	27,000	(27,000)	52,000
719	2,000	(1,281)	5220	IRRIGATION REPAIRS	6,427	10,000	(3,573)	24,000
0	0	0	5222	BACKFLOW INSPEC/RPRS	4,804	1,750	3,054	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
2,385	3,000	(615)	5240	TREE TRIMMING/REMOVAL	3,660	11,000	(7,340)	31,000
732	732	0	P5200	LANDSCAPE CONTRACT	3,662	3,661	1	8,788
0	100	(100)	P5220	IRRIGATION REPAIRS	0	100	(100)	100
-----	-----	-----			-----	-----	-----	-----
111,905	115,901	(3,996)		TOTAL LANDSCAPE	558,899	596,356	(37,457)	1,428,218
<b>POOL / SPA / CLUBHOUSE</b>								
210	300	(90)	P5350	FOUNTAIN MAINTENANCE	1,395	1,100	295	4,000
-----	-----	-----			-----	-----	-----	-----
210	300	(90)		TOTAL POOLS	1,395	1,100	295	4,000
<b>GATES</b>								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,300	1,300	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	571	575	(4)	1,380
-----	-----	-----			-----	-----	-----	-----
375	375	0		TOTAL GATES	1,583	2,175	(592)	5,100
<b>COMMON AREA</b>								
0	500	(500)	5700	BUILDING MAINTENANCE	0	2,500	(2,500)	6,000
0	2,500	(2,500)	5700K	KEYS/LOCK REPAIR	2,744	3,500	(756)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	5,000	(4,815)	12,000
0	0	0	5740	SIGN MAINTENANCE	0	1,000	(1,000)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	11,477	12,235	(758)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	9,538	9,581	(43)	23,000
900	1,909	(1,009)	5779CC	SECURITY PATROL	8,254	9,541	(1,287)	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
604	1,167	(563)	5800	COMMON AREA MAINTENANCE/REPAIRS	3,680	5,831	(2,151)	14,000
0	0	0	5845	PARK MAINT	3,360	3,000	360	7,200
675	500	175	5850	EXTERMINATING	900	2,500	(1,600)	6,000
0	416	(416)	5895	TENNIS COURT MAINTENANCE	700	2,082	(1,382)	5,000
85	294	(209)	P5739	STREET SWEEPING	426	588	(162)	1,176
0	0	0	P5800	COMMON AREA MAINTAINENCE	385	702	(317)	1,405
-----	-----	-----			-----	-----	-----	-----
6,459	12,680	(6,221)		TOTAL COMMON AREA	41,649	59,060	(17,411)	140,259
-----	-----	-----			-----	-----	-----	-----
208,804	238,928	(30,124)		TOTAL OPERATING EXPENSES	1,087,163	1,129,538	(42,375)	2,720,596
-----	-----	-----			-----	-----	-----	-----
(2,449)	(35,178)	32,729		OPERATING FUND SURPLUS/(DEFICIT)	(43,119)	(99,389)	56,270	(252,786)
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED  
STATEMENT OF REVENUES & EXPENSES  
05/31/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
<b>RESERVE FUND</b>							
<b>I N C O M E</b>							
66,667	66,667	0	7010	333,333	333,331	2	800,000
9,898	14,583	(4,685)	7034	65,645	72,916	(7,271)	175,000
(51,943)	0	(51,943)	7069	(51,943)	0	(51,943)	0
2,095	2,095	0	P7010	10,475	10,475	0	25,140
815	750	65	P7034	3,904	3,750	154	9,000
(1,208)	0	(1,208)	8537	(4,583)	0	(4,583)	(10,000)
-----	-----	-----		-----	-----	-----	-----
26,323	84,095	(57,772)		356,831	420,472	(63,641)	999,140
-----	-----	-----		-----	-----	-----	-----
<b>EXPENDITURES</b>							
4,275	0	4,275	8510	4,275	0	4,275	4,000
0	0	0	8525	2,900	0	2,900	10,000
0	0	0	8526	0	0	0	4,000
0	0	0	8530	0	0	0	11,400
0	0	0	8531	1,250	0	1,250	0
(6,800)	0	(6,800)	8541	14,650	0	14,650	672,000
0	0	0	8550	0	0	0	18,700
0	0	0	8565	1,350	0	1,350	29,600
0	0	0	8571C	2,800	0	2,800	5,800
0	0	0	8575	2,800	0	2,800	424,000
0	0	0	8578D	14,650	0	14,650	60,000
-----	-----	-----		-----	-----	-----	-----
(2,525)	0	(2,525)		44,675	0	44,675	1,239,500
-----	-----	-----		-----	-----	-----	-----
28,848	84,095	(55,247)		312,156	420,472	(108,316)	(240,360)
=====	=====	=====		=====	=====	=====	=====









Updated 06.16.24



2024 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

EXECUTIVE SUMMARY			
1,302,150	total budget of projects		
632,583	total of current contracts		
2.8%	% of budget completed		

24	total number of projects
14	total of RFPs sent
0	total projects completed
0	% of projects completed

Projects carried forward from prior years		MONTHLY PROGRESS AND EXPENDITURES												YTD	Prior Yr	% of							
EL code	component #	component description	RFP sent	budget	contracts	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total	Payments	budget	completed?	comments	
8543P	134	Play Equipment Repairs throughout Parks	1/24	18,700														-	-		0.0%		
8571C	156	Concrete Repair Parks and Walkways	1/24	5,800														-	-		0.0%		
8578D	191	Drainage Mitigation/Repair (annual)	N/A	60,000														-	-		0.0%		
8530	201	Asphalt - Resurface (2022) Vista Mirabella		8,400														-	-		0.0%	Proposals will be submitted to the board for review & consideration at the August 2022 meeting. Discussion on whether this part of the project should be deferred to allow completion of the 2023 Resurfacing project will take place at the August	
8541	294	Landscape Granite - Replenish Big Wash Park	10/23	4,600	13,095													-	-		0.0%		
8575	320	Irrigation Replacement System Innovation Pk Dr between RVB and Tangerine (2022)	10/23	250,000	43,185													-	-		0.0%	Bids solicited in August 2022. After research and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed. Bid awarded to AAA Landscape. Project to start in March 2024.	
8541	322 A	Landscape granite-(A) replenish Innovation Park Dr between RVB and Tangerine (2022)	10/23	276,000	127,298													-	-		0.0%	Placed on hold. Board requested 3 bids for project management to oversee this project. Board engaged FSR to oversee project. Anticipated completion of project 2024. Contract awarded to BrightView. Association attorney is drawing up contract.	
8541	794	Landscape Granite - Repl Wildlife Ridge Park	10/23	62,600	65,115													-	-		0.0%	Bid awarded to BrightView. Association attorney drawing up contract.	
8541	1030 C	Landscape granite -(C) (2022) Replenish Bella Vista, St Andrews, La Terraza & Stone Terrace, excludes Moore Road	10/23	102,500	146,235													-	-		0.0%	Placed on hold. Board requested 3 bids for project management to oversee this project. Projected completion of project 2023. Board engaged FSR to oversee project. Projected completion of project 2024. Contract awarded to BrightView. Association attorney drawing up contract.	
8575	1032	Irrigation system -(2022) Repl Desert Fairway Dr between La Terraza and Middle Section Dr	10/23	174,000	25,944													-	-		0.0%	Bids solicited in August 2022. After research and discussion it has been suggested to update the system. This topic is on the P&L agenda for discussion for November 3. This project is deferred until feedback and a revised RFP is developed.	
8541	1093 C	Landscape Granite - Replenish curb Center Point	N/A	17,500	N/A													-	-		0.0%		
8541	1095	Landscape Granite - Repl medians Center Point	N/A	36,000	N/A													-	-		0.0%		
8565	1151	Tennis Court - Resurface Hohokum Park	1/24	17,300	22,900													-	-		0.0%		
8565	1154	Tennis Fence - Repaint	1/24	8,000														-	-		0.0%		
8565	1156	Tennis Windscreen - Replace	1/24	4,300														-	-		0.0%		
8541	1160	Landscape Granite - Replenish Hohokum Park	10/23	70,000	38,563													-	-		0.0%	Bid awarded to BrightView. Association attorney drawing up contract.	
8530	1201	Asphalt - Seal/Repair Sunset Park	N/A	3,000	N/A													-	-		0.0%	This project was completed in December 2022.	
8541	1230	Landscape Granite - Replenish WoodPark	10/23	67,800	46,262													-	-		0.0%	Bid awarded to BrightView. Association attorney drawing up contract.	
8541	1250	Landscape Granite - Replenish Woodshade Trail	10/23	35,000	23,336													-	-		0.0%	Bid awarded to BrightView. Association attorney drawing up contract.	
8525	106	Project Management - Monument Refinish		5,800	5,800			2,900										2,900			50.0%	AZ Project Solutions will be overseeing this project. Board approval of contract 3/21/24.	
8575	See comments	Project Management - Irrigation Replacement		12,500	12,500	2,800												2,800	6,900		77.6%	\$6,900 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration. Components #320 & #1032.	
8541	See comments	Project Management - Granite Replacement		24,000	24,000	9,350		12,100	-6,800									14,650	5,300		83.1%	\$5,300 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration. Components #322, 1030, 530, 730, 794, 1160, 1230, 1250, 174, \$12,100 accrued for FSR services on the project. FSR credit (\$6,800) for project when Department was closed in December 2023.	
8578D	190	Project Management - 27 Mile		6,600	6,600	1,750												1,750	3,100		73.5%	\$3,100 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration.	
8578D	190	Project Management - Bridal Veil		8,950	8,950	2,575												2,575	3,800		71.2%	\$3,800 has been paid to FSR in 2023. Effective 1/1/24 AZ Project Solutions took over project administration.	
8510	100	Project Management - Monuments		8,500	8,500				4,275									4,275			50.3%		
8571C	156	Project Management - Concrete Repair		5,600	5,600	2,800												2,800			50.0%		
8565	1151	Project Management - Tennis Courts		2,700	2,700	1,350												1,350			50.0%		
8530	201	Project Management - Asphalt Replacement		2,500	2,500	1,250												1,250			50.0%		
8578D	190	Project Management - Big View Ct Wash		3,500	3,500	1,750												1,750	990		78.3%		
<b>RESERVE FUND EXPENDITURE TOTALS</b>			<b>14</b>	<b>1,302,150</b>	<b>632,583</b>	<b>23,625</b>	<b>-</b>	<b>2,900</b>	<b>12,100</b>	<b>(2,525)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>36,100</b>	<b>20,090</b>	<b>2.8%</b>	<b>0</b>		
Count		24																				Just check	36,100

Additional Unbudgeted Reserve Fund Expenditures

EL code	component #	component description	actual cost amount	reserve study projection?	projected date	posting date	notes	
8541	174	Landscape Granite Replenish		57,000	2030			
8541	530	Landscape Granite - Replenish (A) Horizons & Vistoso Heights		18,566	2026			
8541	730	Landscape Granite - Replenish Neighborhood 7		125,186	2026			
8578D	190	Drainage Mitigation/Repair	8,575				Jan \$3,500 Feb \$250 March \$4,825	
count		4						8,575

RECONCILIATION

Combined total of budgeted and unbudgeted project expenditures*	44,675	OK
Total reserve fund expenses YTD from financials	44,675	
The combined total of budgeted and unbudgeted reserve project expenditures should be reconciled with the financial statements.		

# VCA Landscape Report May / June 2024

## **Turf/Parks**

- All turf areas have been fertilized to finish off the transition
- As of now turf is looking healthy and is greening up great
- The first mow of the transition turf was completed June 19<sup>th</sup> & 20<sup>th</sup>

## **Irrigation**

- The turf irrigation has been successfully reduced and adjusted to the summer watering schedule.
- Our irrigation technician is currently conducting daily repairs on the poly lines throughout various areas of the community. We will assess these areas to identify those requiring the most frequent repairs and recommend the replacement of these irrigation lines.

## **Chemical**

- The onsite spray technician continually sprays an average of 30 to 100 gallons of post-emergent throughout VCA and is now effectively controlling the weeds inside the subdivision and on the roadsides.
- Seasonal treatment of Pre-emergent is scheduled for early to mid-July.

## **Site damage**

- As of today, no site damage has been caused by vehicles or vandalism.

## **Proposals submitted, signed and work completed.**

- Hohokam Park Curb Replenishment-Pending Walk through with Enhancements
- Moore Rd Dog Park Erosion-Pending Walk through with Enhancements
- Tangerine Monument- Pending Start Date.

## **Work orders.**

- 12 Work Orders Completed

## **Bee Removals**

- Bees removed from irrigation valve box on La Canada and Maspalomas
- Bees removed from Saguaro on Deergrass Dr in St. Andrews sub-division
- Bees removed from irrigation valve box on Maspalomas and Montelupo

## **AAA Team**

- All crews are currently focusing on trimming trees and ensuring that sidewalks and roadsides are clear of low-hanging branches and preparing trees for the monsoon rains and strong winds. This is the season when tree litter is high, and our team is working hard to keep common areas, sidewalks, and bike lanes clear of debris.



May- June 2024  
 Barbara Daoust First Service Residentail  
 VCA

We hereby submit the landscape proposal. 1.The Storage Of Three Street Light Poles At AAA Landscape Yard . The below listed work includes all material, equipment and labor required to complete the work requested.

Our proposal includes the following items: **TO BE CONSIDERED ADDED VALUE**

Qty	Unit	Description	Total Price
1	\$75.00	Storage of three street light ploes	\$ 75.00
			\$ -
			\$ -
			\$ -
			\$ -
		<b>NO CHARGE</b>	<b>: \$ 75.00</b>

**CLARIFICATIONS:**

- This Proposal MUST be made an exhibit in any contract awarded to AAA LANDSCAPE.
- Bid is based upon customer providing electrical power and water to the site.
- AAA Landscape is not responsible for damage due to poor soil conditions, rodents, vandalism, and/or "ACTS OF NATURE".
- Areas are to be turned over for maintenance as they are completed.
- Owner requested increases in the quantities of the unit priced items (if applicable) will be re-priced in accordance with current pricing at the time of the contract change order.

**EXCLUSIONS:**

Overtime or Accelerated schedule

**"Pursuant to Arizona law we are required to inform you of your right to file written complaint with the Registrar of Contractors for an alleged violation of Arizona Revised Statutes section 32-1154, subsection A. Any complains must be made within the applicable time period as set forth in section 32-1155, subsection A. The ROC can be contacted at (602) 542-1525 or online at <http://www.azroc.gov>. We request that if any portion of our work is unsatisfactory that you notify us prior to filing a complaint so we can attempt to resolve any concerns."**

If you have any questions, please feel free to call. (520) 264-6589

Sincerely,

**Anthony Muñoz**  
 Account Manager

**Note: This proposal expires in 30 calendar days.** Acceptance of this proposal- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Phoenix Office  
 3747 E. Southern Ave.  
 Phoenix, AZ 85040  
 P 602.437.2690

San Antonio Office  
 10930 Wye Drive  
 Suite 108  
 San Antonio, TX 78217  
 P 210.650.0909

Tucson Office  
 4742 N. Romero Rd.  
 Tucson, AZ 85705  
 P 520.696.3223

[aaalandscape.com](http://aaalandscape.com)

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

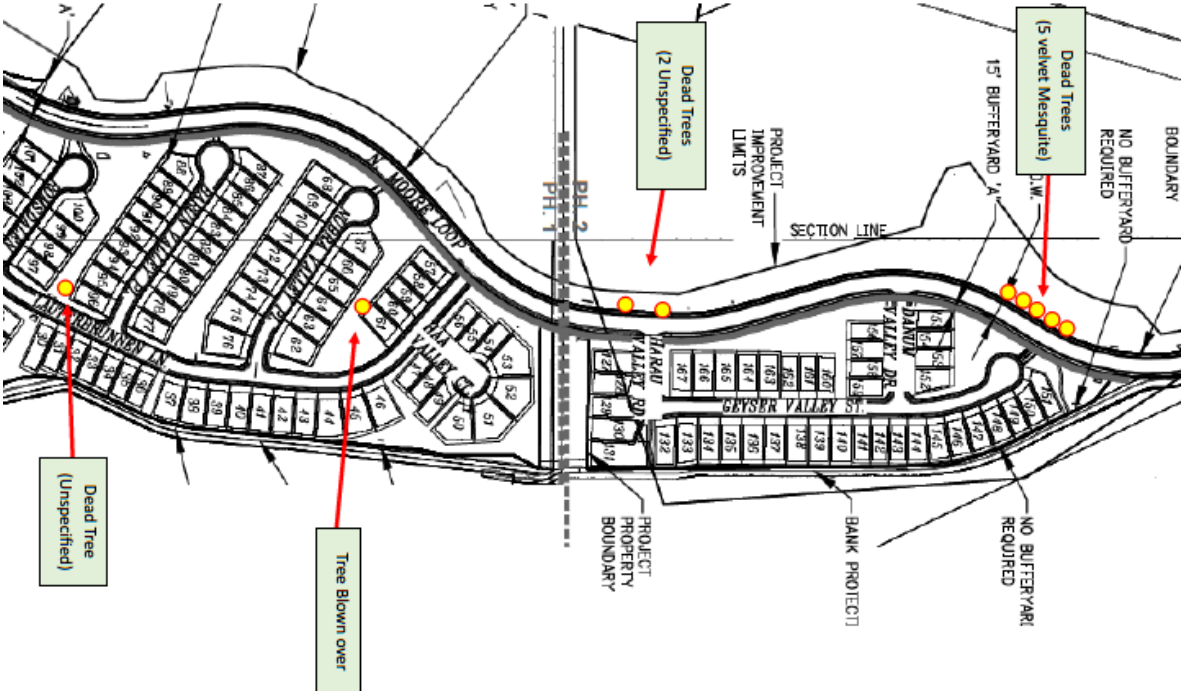
# Vistoso Projects Update

## June 18, 2024

- Parcel Turnovers (**In Progress**)

**Valley Vista:**

- Michael Spaeth (principal planner TOV) sent the final plan on Aug 16. It included items to be completed prior to releasing Pulte from responsibility.
- The Vistoso Community Association sent a request to Andy Martinez (Pulte Homes) to replace 9 trees to affect the completion of the outstanding items.
- Nov 27:
  - Andy responded on Nov 27 to say he will be working with the TOV to complete the punch list.
- Jan 16, 2024:
  - Waiting for a response from Pulte Homes.
  - Also sent an update request to Michael Spaeth – waiting to hear back.
- April 16, 2024:
  - We are scheduling a meeting with Michael Spaeth to clarify additional information on areas of responsibility.
- May 22, 2024:
  - Micael Spaeth has confirmed the following:
    - Maintenance (including current erosion) at the Moore Loop Dog Park is the Responsibility of the Association.
    - The Town of Oro are still working with Pulte on the Moore Loop Road erosion.
    - Barbara is working with the Town on a possible ROW maintenance agreement





# Vistoso Projects Update

## June 18, 2024

- **June 18, 2024**

- AAA Landscape will be submitting a proposal to repair the erosion in the dog park.

### Altera at Vistoso Trails (Complete)

(Mattamy – John Ward)

- John ward submitted a request to turn over the park on Sept 28.
- Nov 27:
  - A final walkthrough inspection of the Moore Loop Park is scheduled for November 29, 2023.
- Jan 16, 2024:
  - The Association is consulting with its attorney and Town of Oro with consideration of the proposed turnover acceptance.
- Feb 21, 2024:
  - Barbara and Anthony met with Michael Spaeth on Jan 22. Michael suggested the Association negotiate a maintenance agreement directly with Mattamy Homes.
- April 16, 2024:
  - We are scheduling a meeting with Michael Spaeth to clarify additional information on areas of responsibility.
- May 22, 2024
  - Michael Spaeth has confirmed the maintenance responsibility for the stormwater culvert to the North of the Moore Loop Park is with the Town of Oro.

- **June 18, 2024**

- The Board have signed a maintenance agreement with the Mattamy homes. The turnover of the park is complete.

- **Bridal Veil Erosion (In progress)**

- August 26 2022 meeting, (Barbara Daoust, Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) and Anthony Martin). (Complete)
  - Paradigm has agreed to the concept and will grant the necessary easements for our design.
- Feb 9, 2023 - Tracy presented his drainage report at the BOD meeting (Complete).

## Vistoso Projects Update

### June 18, 2024

- A proposal for “Phase 2” of the erosion Repair was presented and approved by the BOD
  - The BOD stipulated they wanted to get a legal opinion on the financial responsibility for the Bridal Veil Project.
- March 10, 2023 - Bod Meeting with John Spiker to discuss direction of Bridal Veil (Complete).
  - Anthony Martin inspected and made a request for direction on additional fencing.

*“I looked at the fencing placed around the severe erosion at Bridal Veil yesterday (shown in Blue on the pictures below).*

*The North-West Side of the erosion is secured by a temporary fence. The South-East side is not fences as the terrain is extreme and very difficult to move through.*

*We could have additional fencing to completely encircle the worst of the erosion (see possible additional fence in red).”*



- April 18, 2023

The TOV and members of the BOD and management met to discuss moving the Bridal Veil project forward.

To date, the engineer, Tracy Bogardus has completed his report and preliminary proposal.

The developer of the adjoining land, Paradigm, have agreed to accept the flow of water and combine it into their G&D plans. This is contingent on the acceptance of the zoning change to move their development forward.



# Vistoso Projects Update

## June 18, 2024

The Association will meet again with Tracy Bogardus to explore the most cost-effective erosion repair plan to move forward and submit this to the Board of Directors.

A preliminary version of this plan will need to be endorsed by the TOV prior to submission.

- – The Town of Oro are meeting with the members of the BOD, management and representative from the adjoining property owner, “paradigm”.
  - This meeting will be to discuss possible options on the repair of the Bridal Veil Erosion.
- May 16, 2023
  - A meeting is scheduled for May 30, 2023 at the Vistoso Association office. The agenda items are:
    - Discuss plan options for the minimum specifications.
    - Discuss cost estimate (best guess from engineer) for the a minimum plan to be constructed.
    - Discuss cost of annual ongoing maintenance of the minimum plan.
- June 20, 2023
  - Tracy Bogardus Engineering submitted an addendum to the originally approved estimate.
  - The updated plan will design the channel so we do not have to rely on “tying in” with the newly planned “Paradigm” development to the East.
  - The additional cost for the updated plan is \$1,920.
- June 5
  - The signed copy of the amended Bridal Veil Plan was sent to Tracy.
  - We expect to have the plan completed by the end of July.
- Oct 18
  - Bogardus Engineering have received their deposit and will be completing their updated plans tentatively by the week of October 23.
- Jan 16, 2024
  - We are expecting the Bridal Veil survey by the end of January, 2024.
- Feb 21, 2024
  - Tracy Bogardus will be submitting the survey by Feb 23, 2024.
- April 16, 2024
  - Plans were received from Tracy Bogardus and were submitted to the Town of Oro (John Spiker) for review.
  - We are waiting for the plan review from John Spiker.
- May 22, 2024
  - Town of Oro reviewed the Bridal Veil plans and sent back comments for plan revision.
  - Tracy Bogardus is making the requested changes to the plans. Scheduled to be completed by end of May.
- June 18, 2024
  - Revisions are to be completed and resubmitted to the City by the week of June 24.

### • **Big View Crt Erosion (In Progress)**

- This site is also referred to on the drainage inventory map (WLB) as site 9.
- The preliminary plan has been completed and submitted by John wise (WLB)



# Vistoso Projects Update

## June 18, 2024

- A Zoom meeting to discuss the preliminary plan is scheduled for Feb 15 with John Wise, John Spiker (TOV), Barbara and myself.
  
- May 16, 2023  
An additional area of erosion needs to be inspected and included in the engineering report. AAA cleared vegetation to allow access to the area to allow the surveyor to inspect.  
  
John Wise from WLB has given an estimate of \$2,500 to survey and update the report.
  
- June 20  
The WLB proposal for the additional survey was approved on June 1.  
We should be receiving the additional survey report back by the end of June.,
  
- July 14  
We are still awaiting the updated plan for Big View Court.
  
- August 22  
We received an updated preliminary plan on Aug 21 from John Wise (WLB Engineering).  
A meeting is being scheduled to meet with John Spiker (TOV) to discuss our next steps.
  
- Oct 18  
  
John Wise (WLB Engineering) will have the updated plans submitted by week of Oct 16.
  
- Nov 27  
We received the preliminary updated plans. John Wise will be sending the final version of the updated plans the week of Nov 27.
  
- Jan 16, 2024
  - Final Plans have been Received from WLB.
  - The final plans were sent to John Spiker at the Town of Oro for review (Jan 12, 2024).
  - The construction RFP is being created and will be sent out after the Town of Oro plan approval.
  
- Feb 21, 2024
  - Plans were sent to the Town of Oro (John Spiker) for final review.
  - John Spiker indicated that the plans were good and will be responding back by the week of Feb 19.
  
- April 16, 2024
  - Town of Oro approved the plans and an RFP was sent to the Following Contractors on Feb:
    - KE&G (Mike Tadeo)
    - Hunter Contracting (Randy Kiser)
    - TMEC (James Bello)



# Vistoso Projects Update

## June 18, 2024

- Copper Hill Construction (Jorge Quintanar)
- Landscape Drainage Solutions (Tom Rubino)
- Earthcare Consultants (Marty Koether)

- We are expecting bids back to us by April 26

- May 22, 2024

- Bid Status:

- Copper Hill Construction (Jorge Quintanar) **DECLINED TO BID**
- Earthcare Consultants (Marty Koether) **DECLINED TO BID**
- Hunter Contracting (Randy Kiser) **DECLINED TO BID**
- Landscape Drainage Solutions (Tom Rubino) **NOT RESPONDING**
- TMEC (James Bello) PENDING
- KE&G (Mike Tadeo) PENDING
- SUNDT (Caitlin Rowell) PENDING
- Borderland Construction (Ed Vidal) PENDING

- June 18, 2024

- WBL Engineering will be submitting a bid schedule with proposed material quantities. This will be sent out to the participating contractors to assist with more comparable bids.

- **27 Mile Erosion Project (In progress)**

- Barbara, John Wise and I met with the Town of Oro (John Spiker) to discuss the completed preliminary repair plans from WLB. John Spiker was happy with these plans.
- The RFP was completed and the scope of work endorsed by John Wise.
  - BOD Approved Rockridge Construction (Bid Received)
    - We are waiting for the contract.
  - Need to adjust plan for safer walkway from parking lot to trail
    - John Wise (WLB has sent a proposal to adjust the plans for \$2,500)
    - John has requested an on-site meeting with BOD liaison's to confirm the extent of making the slope safer.
- May 16, 2023

We are waiting on the draft contract to be reviewed by the attorney, Mark Sahl.

Members of the Board and Management met onsite with the engineer, John Wise. The BOD agreed to move forward with the slope plan for \$2,500.



# Vistoso Projects Update

## June 18, 2024

John Wise will have the updated plan ready by May 30.

- June 20

Unfortunately, Rockridge Construction was not able to commit to a date to start at the 27 mile. We are urgently seeking alternative contractors to move forward with this project.

- July 14

Company	RFP Sent	Description
Copper Hill	X	DECLINED TO BID
Earthcare Consultants	X	DECLINED TO BID
Ecosense Sustainable Landscape	X	DECLINED TO BID
Landscape Drainage Solutions	X	DECLINED TO BID
Rockridge Construction	X	DECLINED TO BID
Total Maintenance Erosion Control	X	Proposal Received
KE&G	X	Proposal Received
Hunter Contracting	X	Bid by July 27
Borderland	X	Waiting on Confirmation
Desert Earth Contracting	X	Waiting on Confirmation
Premier Remediation Services	X	Waiting on Confirmation

- August 22

- Total Maintenance Erosion Control (TMEC), have been tentatively selected to complete the 27 Mile Project
- Barbara Daoust, Matt Wood, John Wise (WLB) and I are meeting with James Bello (TMEC) on Aug 23. The purpose of this meeting is to discuss options for equipment access and staging.

- Sept 20

- Barbara, John Wise and I met onsite with James Bello (TMEC) to walk through the logistics.
- Additional vegetation clearing will be required to update the plan for WLB to give a more accurate scope of work.
- We received a price from TMEC and will be meeting with AAA the week of the 25th to receive a 2<sup>nd</sup> bid for the vegetation removal.

- Oct 18

- The AAA bid for the vegetation removal is expected by Oct 24.

# Vistoso Projects Update

## June 18, 2024

- Nov 27
  - AAA started the removal of Vegetation on Nov 20 and are scheduled to be completed 1<sup>st</sup> week of December.
  - Upon Completion, WLB will update their Plan to include more detail for the contractor.
  - The contractor, TMEC, will be updating their proposal based on the new plan from WLB.
- Jan 16, 2024
  - WLB submitted a preliminary updated set of the final plans (Jan 15).
  - The final plans will be sent to the Town of Oro for approval. Completion date TBD.
  - The updated plans will be sent to the contractor “Total Maintenance Erosion Control” for an update to the original bid.
- Feb 21, 2024
  - WLB say the final updated plans will be submitted by Feb 23
- April 16, 2024
  - The final updated plans were received by WLB and sent to John Spiker for review on April 1. We are awaiting approval.
- May 22, 2024
  - TOV reviewed and requested changes to the plan.
  - WLB are making requested changes – scheduled to be complete by May 31.
- June 18, 2024
  - The adjustments to the plans are still in process and are expected by June 21.

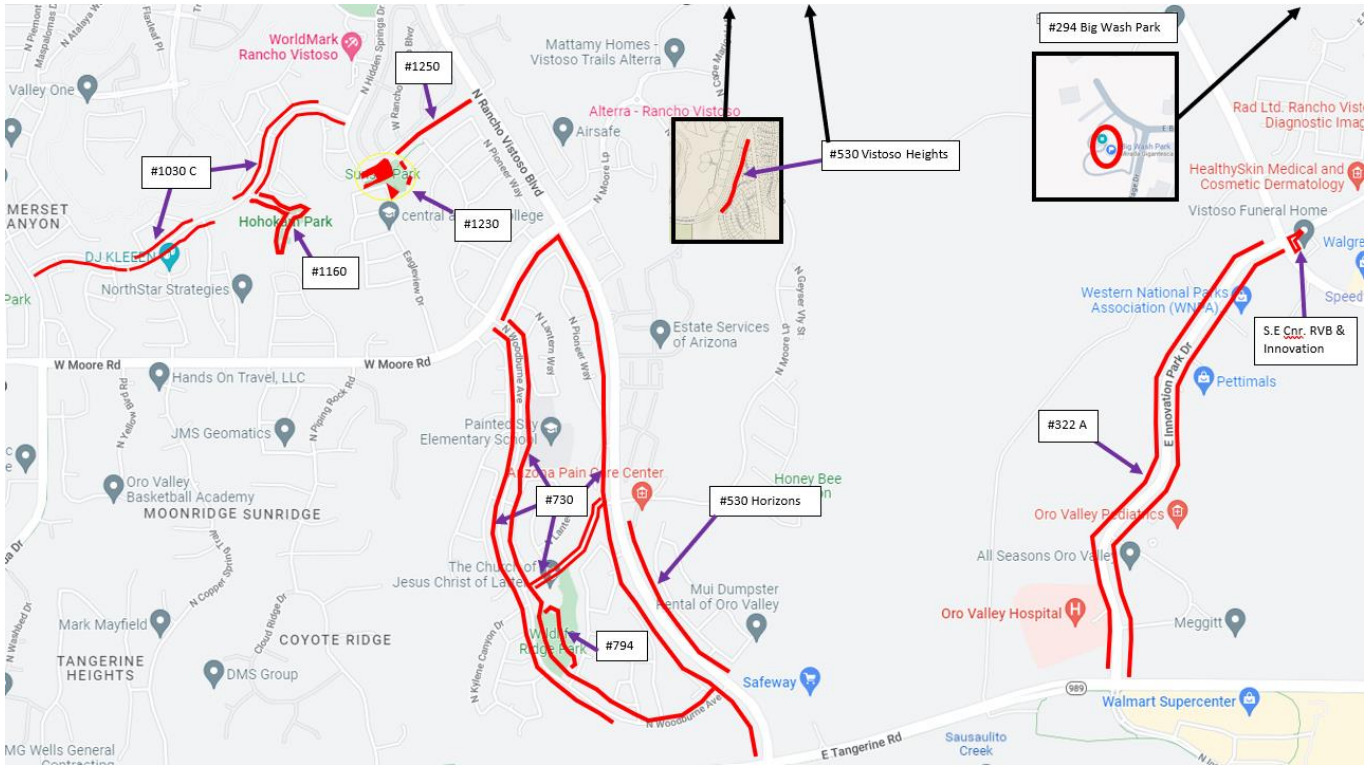
## Irrigation Replacement (**Complete**)

- June 18, 2024
  - Installation of Innovation Park Dr (including solar controller) and Desert Fairway Dr. have been completed.
  - AAA (Ruben Arrieta) will be updating the “As-Builts” for both Areas.
  - AAA (Ruben Arrieta) The 2 solar controllers for Desert Fairways are scheduled to be installed on June 26.

# Vistoso Projects Update

## June 18, 2024

- **Granite Replenishment (In progress)**



- **June 18, 2024**

- **Group 1 Areas**
  - #1160 - Hohokam Park (**Complete**)
  - #794 - Wildlife Ridge Park (**complete**)
  - #1230 - Sunset Park (**complete**)
  - #1250 - Woodshade Trail (**complete**)
- **Group 2 Areas**
  - # 730 - (Sonoran Vistas, Las Colinas, Mesquite Crest, The Overlook, Reflections)
    - **Complete**
  - # 530 A (Horizons and Vistoso Heights)
    - **Complete**
  - # 322 A (Innovation Dr.)
    - **In progress – to be completed week of June 24.**
  - # 1030 C (Torreno, La Terraza, St. Andrews 1&2, Bella Vista)
    - **Complete. The final is scheduled for June 21.**
  - # 294 (Big View Park)
    - **Complete – The final is scheduled for June 21.**



# Vistoso Projects Update

## June 18, 2024

- **Tennis Court Resurface (Hohokam) (In progress)**

- **June 18, 2024**

- An organizational meeting with Apex Courts is scheduled for the week of July 15.

- **Mirabella Asphalt Replacement**

- To be installed after 27 Mile Erosion is completed.
- RFP to be sent to 3 vendors.

- **Concrete Repairs (In progress)**

- Areas for repair have been identified.
- An RFP is currently being created and will be sent out by the end of Jan, 2024.
- Feb 21, 2024
  - A concrete walkthrough will be held Feb 20.
  - Invitees are:
    - Roger Jernigan – Hard Worx Concrete
    - Xarissa Armstrong – Precision Concrete Cutting
    - Jon Molden – BST Concrete
  - Only Precision Concrete Cutting attended the walkthrough.
  - I will be communicating with BST and HardWorx to update their RFP for a consistent bid.
- April 16, 2024
  - Hard Worx Concrete has declined to bid.
  - I am pursuing proposals from the following contractors:
    - BST Concrete (Jon Molden)
    - Dunkan Concrete (Adrian Dominguez)
- May 22, 2024
  - Roger Jernigan – Hard Worx Concrete (**Declined to Bid**)
  - Xarissa Armstrong – Precision Concrete Cutting
  - Jon Molden – BST Concrete (**Bid Received**)
  - Adrian Dominguez – Dunkan Concrete (**Bid by May 23**)
  - Concrete Doe With Love – Kurt Luscombe (**Bid by May 23**)



# Vistoso Projects Update

## June 18, 2024

- **June 18, 2024**

- Bids have been received by:
  - Jon Molden – BST Concrete
  - Adrian Dominguez – Dunkan Concrete
  - Concrete Doe With Love – Kurt Luscombe
- Board to Review comparison Matrix

- **Monuments (RVB & Tangerine)**

- April 16, 2024
  - The monuments contract was revised by the association attorney (received April 15), is being reviewed by management and will be sent to AAA for endorsement.
- May 22, 2024
  - We are working with AAA on agreement approval and component scheduling.

- **June 18, 2024**

- A pre-con meeting was held onsite on June 12 to review the scope with AAA.
- The agreement was fully executed on June 16
- AAA to confirm scheduling dates.

- **Streetlight Removal**

- May 22, 2024
  - The Board of Directors has requested a Cost Benefit analysis for the possible removal of the wire cables between the streetlight poles.
  - We will be receiving a budget # from Mountain Power on the labour to remove the wire by Tuesday, May 28.
  - Some challenges noted by Mountain Power include:
    - Cost of labour may be prohibitive.
    - There are broken wires at multiple locations between poles. This will require additional work to remove.
    - There is a high possibility of damaging property, pipes and other utilities while pulling out wire cables.
    - The pricing for the retrieved copper is approximately \$2.00 per pound.
    - The weight of each 200' section (if 4 AWG- to be confirmed) would be approximately 40 pounds.



# Vistoso Projects Update

## June 18, 2024

- June 18, 2024

- Mark Reisgo from Mountain Power submitted his proposal for the removal of the wiring between the street light poles.
- Board to decide on pole removal and wire removal option to move forward.

- **2024 Project Proposal Summary from AZ Project Solutions:**

- 1007 – Bridal Veil Erosion (continuation of current project)
- 1008 – 27 Mile Erosion (continuation of current project)
- 1009 – Granite Replenishment (continuation of current project)
- 1010 – Irrigation Repair (continuation of current project)
- 1011 – Concrete Repairs (2024)
- 1012 – Tennis Court Resurface (2024)
- 1013 – Mirabella Asphalt (2024)
- 1014 – Big View Ct Erosion (2024).
- 1017 – Monuments (2024).
- 1018 – Streetlight Removal (2024).



**Architectural Landscape Review Committee**  
**June 12, 2024, Meeting Report**

**House Paint Colors Discussion**

The committee discussed allowing home owners to repaint their house the original color even if not grand fathered in. Unless they have the name of the original color or an original can of paint it would not be feasible matching the paint from years ago. If they can provide the committee with a large sample of the original paint we can consider a possible variance request.

**Rancho Vistoso Center – Signage update**

The Committee approved a request for the Rancho Vistoso Center to update their signage provided it meets Oro Valley standards.

**Back Yard Modifications**

The Committee approved homeowners plans submitted for back yard modifications. The design does meet VCA guidelines.

**Vistoso Highlands I – Lot 29 New Build**

The Committee approved a new home build plan submitted with stipulations.

**Tangerine RVB Monument Ground Cover**

The committee will send to the BOD for approval to replace the golden barrel cactus in front of wall signage with Trailing Gazania, bright yellow/orange daisy like flower meeting all our criteria. Note: this plant will be added to the approved community plant list.

**ALRC's next monthly meeting is July 10, 2024, at 3 PM. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.**

# COMMUNICATIONS COMMITTEE – June 2024 Report to the VCA Board

## Newsletter Statistics:

	Jan-24	Feb-24	Mar-24	Apr-24	May-24
Greetings from the board	105	116	129	352	90
Did you know	59	59	53	142	93
Snapshot	21	32	19	36	70
Critter of the month	18	4	1	28	50
AAA Landscaping	67	39	21	26	41
Members Corner					119

## Greetings From the Board:

### Vistoso Trails Nature Preserve Update

We have heard several members ask, “What’s going on at the Vistoso Trails Nature Preserve?” I have reached out to the Town of Oro Valley’s Parks and Recreation Department and they provided the following update:

- One of their employees is on the preserve every week for 10 to 15 hours checking on the restrooms, picking up obstacles on the path and emptying the trash, etc.
- Restrooms 2 and 3 have new locks installed and are open from dawn to dusk. The restroom near the old driving range needs a little more work before it can be opened.
- The concrete paths repair project is under way and should be completed in the next 3 to 4 weeks.
- A “Request for Qualifications” has been prepared and sent to a large number of contractors to create a pool of qualified contractors to bid on the big projects of taking down the bulkheads around the former pond and reshape the area to create the desert gardens and to start the process of preparing and hydroseeding the former greens, tees and fairways with natural desert seeds.

- The Town Council approved \$2 million for the capital improvement project(s) for fiscal 2024/25 and hopes to double that amount through grants.
- The following is a link to the article on the history of Oro Valley Parks in the June 5, 2024 Oro Valley Explorer: [30 years in the making: Oro Valley parks and rec](#)

## **Did You Know:**

**T**ur Governor recently signed into law AZ HR 2298 requiring a membership vote to preserve home owner association CC&R parking restrictions.

The Vistoso Community Association members will be given the opportunity to have their voices heard in early 2025 prior to the Annual Meeting.

## **Safe and efficient access for emergency personnel (Fire, Ambulance and Police)**

Many narrow and winding roadways and neighborhoods within Rancho Vistoso were developed with the understanding that parking restrictions would be in place. Allowing unrestricted parking on these streets may slow or hamper timely emergency vehicle response to member residences

## **Maintenance of member's quality of life and property value.**

The VCA staff and board of directors at Rancho Vistoso have successfully managed parking regulations as part of our charter since inception 25+ years ago. All residences within Rancho Vistoso provide for on-property vehicle parking areas to help keep roadways clear. Without effective parking restrictions and enforcement the following will congest our association roadways negatively impacting quality of life for our residents:

- Non-operating vehicles
- Seldom used vehicles and vehicle trailers
- RVs and campers
- Storage units
- Boats on trailers

- Vehicle hoarding
- Unlicensed auto repair
- Large commercial vehicles such as trucks and semi tractor trailers

## **The General Manager Section included:**

### **Announcement**

On May 20, 2024, Timothy Holt joined the VCA team as Assistant Community Manager. A short bio is below.

Born in the Great Lakes region of Ohio, Timothy is a true desert transplant and has called Tucson, Arizona home now for over 20 years. With a background of property management, hospitality, and customer service, Timothy has showcased his passion for serving the community to his utmost ability. He enjoys nature & being outdoors along with traveling and experiencing the simple pleasures in life. He currently has three furry pets that he calls his children who are Jaydie, Arnie and Tito. His favorite color is Blue and loves seafood! He lives his life by reminding himself of a quote he came across in his early twenties and is this... "Always be the student in life."

### **Board of Directors**

Ted Dann recently resigned from the VCA Board and Treasurer's position. We thank him for his contributions and efforts in serving the members of the community. Joe Affinati was appointed Treasurer and Kathleen Hernandez as Secretary.

### **Rancho Vistoso Blvd. Streetlights**

In March the VCA owned streetlights were shut off along RVB. Options are being explored on the removal and disposal of the poles along with an analysis for pulling copper wire from the system. Over the past three years the board has considered several options to address the streetlight issue. Currently management is soliciting proposals to relight the neighborhood monuments at Las Colinas, Sunset Ridge and Vistoso Highlands that were tied into the streetlighting system.

## **Entryway Monuments**

The board has selected AAA Landscape to refurbish the entry way monument located at RVB and Tangerine Roads. On May 17th the irrigation has been shut off to the RVB and Tangerine monuments in preparation of the project's first phase to have the turf die. Granite will be installed along with low voltage lighting and plantings. The focus of this project is to reduce water consumption in this location. Territorial Sign Company has completed refreshing the monument signs at RVB & Oracle, RVB & Tangerine, and RVB & Vistoso Highlands.

## **Capital Projects**

**Irrigation** – The irrigation repairs along Innovation Park Dr. and Desert Fairway have been completed by AAA Landscape. A walk-through inspection is scheduled for the week of May 20. On Innovation Park Dr approximately 2,100 linear feet of irrigation line was repaired and about 2,300 linear feet on the north side of Desert Fairway Dr between Toucan Dr. and W Sand Rake Dr was repaired. Gravel replenishment for both locations will take place within the next few weeks.

**Granite Replenish Project** – At the May 13,2024 meeting the board approved additional tonnage of granite to complete the project in the below areas. Walk-through inspections and punch lists have been completed for Hohokam, Sunset Ridge, Wildlife Ridge Parks and Woodshade Trail.

- Common areas bordering Innovation Park Drive between Rancho Vistoso Blvd & Tangerine
- Common areas bordering the perimeters of Bella Vista, St Andrews Ph1 & Ph2
- Eastern corner of Innovation and Rancho Vistoso Blvd
- Common areas tracts at Horizons & Vistoso Heights
- Common area tracts bordering streets (W Moore Rd, Rancho Vistoso Blvd, Arrowsmith, and Woodburne Ave) throughout neighborhood 7
- Wildlife Ridge Park
- Hohokam Park
- Sunset Ridge Park
- Woodshade Trail – Sunset Ridge Park to Rancho Vistoso Blvd
- Big Wash Park

**2024 Projects**– Bids are being solicited for concrete repairs for common areas throughout the community and two areas within Siena. Once we receive three bids from qualified vendors, copies will be presented to the board for review and consideration.

**Tennis Court Resurface Project** – Received signed contract from APEX and waiting for a scheduled date from the contractor. New nets for both courts have been ordered. Bids for the windscreens will be considered by the board at the May 30th meeting. Asphalt repairs for the 27 Mile parking pad are on hold until the drainage project is completed.

### **Erosion Projects**

- **Big View Ct. Channel** – VCA received approval from the Town of Oro Valley to proceed with repairs per the engineering designs. Bidders have met with WLB, for final details. Out of five vendors only two indicated interests and will be submitting proposals within the next few weeks. We are presently seeking a third bid.
- **27 Mile** – The Town of Oro Valley has reviewed the design plans and has provided a list of questions which have been forwarded to WLB for a response. Total Maintenance Erosion Control has been advised on the progress and continues to show interest in the project. Once all questions have been addressed and VCA receives approval to proceed we will request Total Maintenance Erosion Control to update their estimate.
- **Bridal Veil** – The Town of Oro Valley has reviewed the preliminary plans for this project and has presented questions for Tracy Bogardus to address. The Town of Oro Valley is pleased to see the current direction of improvement for this drainage channel.

### **Builder Transitions**

- The Town of Oro Valley still holds the Pulte bond for the west side of Moore Loop Road near the Valley Vista neighborhood. A request has been made to have Pulte clean up the right of way in this location.
- The VCA Board will be reviewing the final agreement between Mattamy and the association for turnover of the Moore Loop Park.

## **Members Corner included:**

### **How Hot Is Too Hot for Dog Paws?**

When the thermometer registers 85 degrees Fahrenheit and stays elevated throughout the day, taking your dog everywhere you go, even for a short outing, can be dangerous. Spending even a few minutes to meander through an outdoor event can prove hazardous. That's because you're wearing shoes to protect your feet, but your dog isn't.

"Pavement, like asphalt or artificial grass, can become incredibly hot and cause discomfort, blisters, and burn a dog's paw pads," says Dr. Jerry Klein, DVM, Chief Veterinary Officer for the AKC and an expert in veterinary emergency and critical care.

### **[OV Path Forward Results Are In!](#)**

June 1, 2024

#### **The path to Oro Valley's future starts here!**

**Over 3,000 residents shared their perspectives and expectations about Oro Valley's future through the BIG Community Survey.** Public safety and OV's natural beauty are highly valued by residents. How can the Town make sure these values are maintained and expectations are met?

The survey is just one tool being used to gather resident feedback that will build the next 10-year community action plan, known as OV's Path Forward.

Today : 06/12/2024

## Activity Report Vistoso Community Association aka Rancho Vistoso

Category	Subcategory	Total Start	Created	Escalated	ReOpened	Closed	OnHold	Total End
Architectural Modification	Not Approved	1	0	1	0	0	0	1
Architectural Modification	Exterior Lighting	1	0	0	0	0	0	1
Architectural Modification	Architectural Review Process Violations	28	8	11	0	6	1	29
Architectural Modification	Violation Standards and Procedures After Approval	0	1	0	0	0	0	1
BasketBall	Store In Approved Area	3	2	1	0	0	0	5
Driveway	Remove drip pan when not in use	2	0	0	0	0	0	2
Flag	Not in compliance with Federal Guidelines	1	0	1	0	0	0	1
For Office Use Only	Do Not Send Violation See Manager	34	2	0	0	1	0	35
Landscaping	Trim Shrubs	0	1	0	0	0	0	1
Landscaping	General Maintenance	0	1	0	0	0	0	1
Landscaping	Remove Weeds	125	5	5	0	8	0	122
Landscaping	Trim Trees	2	4	1	0	4	0	2
Landscaping	Remove dead tree or tree stump	2	0	0	0	1	0	1
Landscaping	Plant Encroachment	5	0	2	0	1	0	4
Landscaping	Mistletoe	1	0	1	0	0	0	1
Mailbox	Paint	36	33	19	0	40	0	29
Mailbox	Non Compliant	0	3	0	0	3	0	0
Nuisance	Other	1	0	0	0	0	0	1
Nuisance	Health, Safety and Welfare	1	0	0	0	0	0	1
Other	Decorations	2	1	1	0	3	0	0
Other	Holiday Lights	7	0	2	0	4	0	3
Other	Non Compliant Lighting	8	2	6	0	2	0	8
Other	Store items out of view	7	2	4	0	3	0	6
Paint	House	1	0	0	0	0	0	1
Paint	Garage Door	0	1	0	0	1	0	0
Pets	Unattended	2	0	0	0	0	0	2
Pool/Spa	Backwashing	1	1	0	0	0	0	2
Trash	Container Visible on Non-Collection day	5	1	1	0	2	0	4
Vehicles	No Parking Street	215	0	0	0	10	0	205
Vehicles	No Parking Sidewalk	10	1	1	0	2	0	9
Vehicles	Repairs not permitted	1	1	0	0	1	0	1
Vehicles	No Parking on Granite	12	0	0	0	4	0	8
Vehicles	Trailers	3	0	0	0	0	0	3
Vehicles	Recreational Vehicles	5	0	0	0	0	0	5
Vehicles	Trailers on street	3	0	0	0	0	0	3
Vehicles	Trailers in driveway	5	2	0	0	1	0	6
Vehicles	No Parking Street1	1	0	0	0	0	0	1

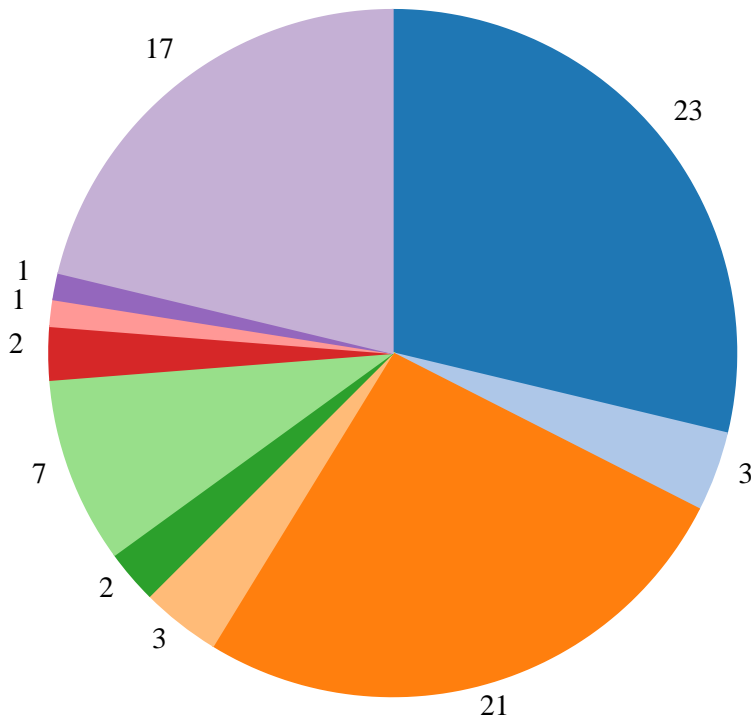


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**Violation = 80**  
**(by Category)**

- Landscaping
- BasketBall
- Mailbox
- Other
- Trash
- Vehicles
- Nuisance
- Pool/Spa
- For Office Use ...
- Architectural M...



**Finance Committee**  
**June 2024, Meeting Report**

**Review of Financial Statements**

May Financial Statements, Treasurer's Report, and Morgan Stanley Account Statement were reviewed and approved.

**Reserve Fund Investment**

The committee met with our Morgan Stanley rep in early June. Discussion regarding our Investment Policy and recommendations will be presented to the Board for approval.

**Capital Project Tracking Tool**

Capital spending amounts stated in the Tool tied to May financial statements were reviewed and approved.

**5 Year Financial Plan**

The formation of a subcommittee to put together a 5 Year Capital Improvement Plan for projects by category using the Reserve Study as a starting point.

**2023 Audit**

The 2023 Audit prepared by Butler and Hanson was reviewed and will be presented to the Board for approval.

Respectfully submitted.

Joe Affinati

**The next regularly scheduled meeting of the Finance Committee will occur on July 16, 2024, at 3 PM. Hybrid (Zoom) meetings are provided by the VCA office at 1171 E Rancho Vistoso Blvd, Suite #103, located inside the Mountain View Plaza.**

## **Governing Doc's Committee report for June 2024**

### **June 5, 2024 Committee Meeting**

#### **Members**

- ❖ Matt Wood (Chair)
- ❖ Barbara Stough
- ❖ Joan Sauer
- ❖ Randy Kohout

#### **Arizona House Bill 2298**

This is the bill passed in 2023 that will either eliminate the ability of HOA's to issue violations for on-street parking on public roads or will require the HOA's to hold a vote and if the majority approves, the HOA can continue to enforce no on-street parking rules. VCA plans to hold the vote concurrent with the March 2025 election of directors for the Board (saving a considerable amount of money).

We discussed a monthly communications strategy draft developed by the Communications Committee and Governing Documents.

I asked Carpenter Hazelwood if any of their clients have any helpful advice for us, and "none so far" was the answer.

#### **Builder Rights & Annexation Project Update**

The VCA Board approved retaining Carpenter Hazelwood to research and clarify Builder Rights & Annexation during the May 30<sup>th</sup> BOD meeting.

#### **Revised Committee Charter**

The BOD approved the charter change we asked for (last month) at the May 30<sup>th</sup> meeting.

Parks and Landscape Committee Meeting Report  
Thursday, June 6th 2024 at 3:25 pm  
In-person or Zoom

MEMBERS PRESENT: Substitute Chair, Susan Wood, Joan Sauer, Lyle Vandermyde, Sheryl Forte, Lynn Huebner and Bob Mariani. FIRST SERVICE STAFF: Barbara Daoust, Community Manager and Timothy Holt, Assistant Community Manager. AAA LANDSCAPE: Anthony Munoz and Rubin Arrieta.

**The meeting** was called to order at 3:15 pm

**Agenda** was adopted as presented.

**Approval** of the May 2, 2024 minutes as written.

No guests were in attendance.

#### OLD BUSINESS

**AAA Landscape** May 2024 report by Anthony Munoz. All areas seasonally adjusted water and irrigation, no report of damages in community, and all project work orders have been completed. Tangerine Monument Refurbishment, start date pending (irrigation has been turned off for grass areas).

**Park Information Update-** Joan Sauer and Susan Wood. Presented new chart of parks and new park narratives for website content, correcting information and adding parks located within the VCA that are not maintained by the VCA. Discussion regarding additional parks or trails that are not on the list currently. It was decided that all amenities should be included on the chart and in the narrative. The topic was tabled until the next meeting (7/2/24), so the missing amenities narratives can be written and added to the chart.

#### NEW BUSINESS

- A.** AAA landscape/ RVB-Tangerine monument refurbishment project. Presented 5 plant options to replace the golden barrel cactus in front of wall signage. Criteria: height less than 1', drought and heat resistant, evergreen, colorful/visual pop, quick growing and easy to maintain. The choice was Trailing Gazania, bright yellow/orange daisy like flower meeting all our criteria. Note: this plant will be added to the approved community plant list.
- B.** Manager Update: Tennis court screens and shades have been ordered. Replacement panels for Hohokum play structure have been order.
- C.** Dog Park Shade structure proposal: There had been a request by residents for shade at our dog parks. The committee noted the Hohokum dog park has lost several large trees that provided shade to the dog park. The proposed 24'x24' sail shade structure at \$29,950.00 each. After discussion it was decided to table proposal, to assess the areas for appropriate location, feasibility and need.
- D.** Water fountains in the community parks: Two proposals for replacement water fountains: \$6,000.00 each, with pet bowl and \$5,200.00, each single spout. The several committee members have noted clogged, not working or unhealthy park drinking fountains. The office has also received numerous complaints regarding the fountains. There is \$10,000.00 in the 2024 budget for fountain replacement. After discussion, the committee requested specification of the proposed drinking fountains. The committee recommended possible features be: pet bowl, adult and child height spout, possible bottle filler and are they ADA compliant. The topic was tabled awaiting further information.
- E.** Innovation Park Drive, request for landscaping. A community member requested we add landscape plants and gravel to the area along the sidewalk that is bare. This is not in the budget at this time. The committee requested an area assessment and quote from AAA Landscape for this project. Tabled until we received the quote.

The meeting was adjourned at 4:40pm. The next meeting will be July 2, 2024 at 3:15pm

Submitted by Susan Wood 6/7/24