



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, July 25, 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

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. **Review and Approval of Previous Board Meeting Minutes**
- IV. **Consent Agenda Items**
 - A. **Ratify the Approval of the Executive Session Minutes – June 26 and July 15, 2024**
 - B. **Ratify the Approval of the Compliance Committee Results/Fines for July 2024**
 - C. **Ratify the Approval of Fee Waivers for July 2024**
 - D. **Ratify the Approval of the Fine Waivers for July 2024**
- V. **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**

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 - No report**
- G. Parks & Landscaping Committee**

VIII. Old Business

IX. New Business

- A. 2024 Audit/Tax preparation Engagement Letters**
- B. Fall Event**
- C. Revised Amenity Table and Descriptions**
- D. Revision to the Architectural & Landscape Review Committee Guidelines- Mailboxes**

X. Next Meeting - The next meeting is tentatively scheduled for Thursday, August 29, 2024, at 5:30 P.M.

XI. Adjournment



Board of Directors Meeting – June 27, 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 Craig Golden, Director

ABSENT: Barbara Stough, Director

GUESTS: Anthony Martin, AZ Project Solutions; 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 deleted from the agenda under V. Consent Agenda, F. Ratify Appeal Decision.

A motion was made by Matt Wood and seconded by Rob Feltes to approve the agenda as amended. The motion was approved unanimously.

III. BOARD APPOINTMENT

A motion was made by Matt Wood and seconded by Kathleen Hernandez to appoint Craig Golden to the board to fill the vacancy for other than single family category until the 2025 annual meeting. The motion passed unanimously.

IV. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Joe Affinati to approve the May 30, 2024, meeting minutes as presented. The motion was approved unanimously.

V. 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.
- D. Ratify Decision of Variance Request
- E. Ratify the Approval of Reclassifying Unclaimed Property

A motion was made by Matt Wood, seconded by Joe Affinati to approve the consent agenda items A-E. The motion passed unanimously.

VI. HOMEOWNER FORUM

No comments made.

VII. REPORTS

- A. **Management Report** – Written Management report was presented and posted on the association’s website.
- **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 27th board 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. Total cost of project: \$80,292.84

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. Total cost of project: \$662,377.00. 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.

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 May 31, 2024.

- The Operating Fund balance as of May 31, 2024, is \$548,781. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$4,413,001.
- The liquidity of the association is strong to meet ongoing association needs.

DRAFT

- The account receivable balance is \$133,766.
- Total income for the month of May is \$204,180 which is \$2,605 over budget.
- Total expenses for May are \$207,189 which is \$27,632 under budget.
- A monthly contribution of \$66,667 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of April 30:
 - Cash and Equivalents \$ 19,095.78
 - Savings & Time Deposits \$ 433,645.65
 - ETFs and CEFs \$ 802,092.82
 - Municipal Bonds \$ -----
 - Corporate Fixed Income \$ -----
 - Government Securities \$ 505,397.05
 - Certificates of Deposit \$ 1,576,723.54
 - Mutal Funds \$ 226,542.77
 - Net Unsettled Purchases/Sales \$ -----
 - Total \$ 3,563,497.61
- Siena's operating fund balance year to date is \$2,915 and the reserve fund year to date balance is \$248,503.
A motion was made by Mat Wood and seconded by Kathleen Hernandez to accept the May 2024 Treasurer and Financial Reports. The motion was approved unanimously.

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

- Turf areas have been fertilized to complete the transition and irrigation has been adjusted to summer water schedule.
- Post emergent is being sprayed daily on common areas to control weeds.
- Crews are focused on trimming trees and ensuring sidewalks and roadways are clear of low-hanging branches and preparing for the monsoon season.

D. Project Administration & Proposals - Anthony Martin, Project Coordinator provided a project update report which has been posted on the community website.

1. Concrete Proposals

The board reviewed three bids to repair concrete in common areas from BST Concrete (\$34,396.41), Concrete Done with Love (\$17,650), and Dunkan Concrete (\$35,600).

A motion was made by Matt Wood and seconded by Rob Feltes to approve the proposal from Concrete Done with Love at a cost of \$17,650. The motion was amended by Matt Wood and seconded by Rob Feltes with the stipulation that the contractor agreed to register in VIVE. 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 presented the estimate (\$96,500) for labor and material to pull the copper from the streetlight wiring system.

A motion was made by Matt Wood and seconded by Rob Feltes to develop the RFP and to send to qualify contractors for the removal and disposal of the streetlight poles for the project to begin the fourth quarter of

2024 and into the first quarter of 2025. The motion passed unanimously.

IX. NEW BUSINESS

A. Approval of Revised Plant Listing

A motion was made by Matt Wood and seconded by Joe Affinati to approve the revised Basic Landscaping Guidelines and Plant Lists. The motion was unanimously approved.

B. 2023 Audit

A motion was made by Matt Wood and seconded by Joe Affinati to approve the 2023 audit report as presented by Butler Hansen. The motion passed unanimously.

C. Vistoso Highlands I – Lot 29 New Build

A motion was made by Matt Wood and Joe Affinati to accept the ALRC recommendation to approve the design plans for Vistoso Highlands Lot 29 with the stipulation that hardscape, landscape, exterior lighting plans and confirmation on the location of the AC units be submitted for review to the ALRC. Motion was unanimously approved.

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

XI. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Rob Feltes to adjourn the meeting at 6:03 P.M. Motion carried.*

Vistoso Community Association Secretary

Date



Management Report July 2024

For the Month of June 2024

ARC Submittals: 30

Denied: 1

Withdrawn: 2

Approved: 27

Resales: 30

Total Work Orders: 20

Open Work Orders: 16

Closed/Completed: 4

Tennis Cards Processed

New: 3

Walk-ins: 63

Calls Received: 254

Call Center: 496

Violations- 456

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

Board Member Appointment

Craig Golden was appointed to the board on June 27, 2024, to fill the "Other Than Single Family" voting category until the March 2025 annual meeting.

Rancho Vistoso Blvd. Streetlights

Due to the expense of removing the copper from the streetlight system, the board directed AZ Project Solutions to develop the RFP for the removal and disposal of the streetlights owned by VCA. Once this is completed bids will be solicited for this project.

Mountain Power Electrician Contractors has been requested to provide hard wire and solar proposals for Las Colinas, Sunset Ridge and Vistoso Highlands monuments that were tied into the streetlighting system.

The board will be meeting the Town of Oro Valley to discuss conveying the two streetlights along RVB near Honeybee Park.

Entryway Monuments

The project is expected to commence in July and be completed by the end of August, weather permitting. This includes the east and west monuments located at RVB and Tangerine Rd. The focal



point of this project is to reduce water consumption. Low voltage lighting, plantings, granite and boulders will be installed.

Capital Projects

Granite Replenish Project – This project is about 90% completed. At the completion of this project 6,028 tons of granite will be installed on VCA common areas. This will assist in mitigating dust and erosion issues. 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 – The board selected Concrete Done with Love to address the repairs to the common areas. The project will commence on July 22 and the following schedule has been emailed to VCA members and posted on the website.



Tennis Court Resurface Project – A pre-construction meeting with the contractor is scheduled for the week of July 15. Third Degree Recreation has ordered nets for both courts and windscreens for the east and west side of the court.

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 – The contractor is reviewing the final designs that were approved by the Town of Oro Valley and will update the estimate for the drainage and trail repairs.
- Bridal Veil – Waiting for an update on the design plans revisions from Bogardus Engineering.

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 association has requested an update from the Town of Oro Valley .

Vistoso Community Association
Financial Condition as of June 30, 2024
Treasurer's Report
Final

I have reviewed all of the appropriate VCA financial statements as of June 30, 2024, and report as follows.

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$1,028,097 – made up of Cash \$605,646 Savings \$384,228 and due from Reserves \$38,224 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$3,901,944 – made up of a Morgan Stanley-advised investment portfolio \$3,568,633, a Money Market Account \$353,920, Accrued Interest \$17,340 and less due to Operating \$38,224 and Unrealized Loss \$274.
 - **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 \$75,135 is \$151,276. Total Operating Liabilities balance of \$1,040,177 is made up primarily of Prepaid Assessments \$438,828 and Accrued Expenses \$562,753.
- **Summary balances.** In summary: At 6/30/24 Total Assets are \$5,121,260. Total Liabilities plus Equity: Liabilities \$1,040,177 plus Reserves \$3,901,944 plus Surplus \$179,139 totals \$5,121,260.
- **Operating Fund Income Statement.**
 - **Income.** Total income for the month was \$253,818. This was \$52,240 over Budget. Member assessments are \$651 over Budget, Builder Assessments are \$30,717 over Budget, and Commercial Dues are \$ 3,639 over Budget.
 - **Expenses.** Total expenses for the month were \$213,798, \$18,678 under Budget.
 - YTD Income of \$1,286,987 is \$66,135 over Budget, while YTD Operating expenses of \$1,292,336 have been \$57,910 under Budget as described below. YTD Admin Expense is \$6,951 under Budget, Utilities are \$3,789 over Budget, Landscaping is \$35,107 under Budget, and Common Area is \$19,642 under Budget. This results in a YTD Operating Deficit of \$5,349 versus a Budgeted deficit of \$129,394.
- **Reserve Fund.**

- **Revenue.** As Budgeted, for April 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 \$80,858. The full year Budget calls for \$965,000 Total Reserve Income. YTD Actual Reserve Income totals \$423,310.
- **Expenditures.** Reserve Fund expenditures totaled \$602,872, versus a Budget of \$0. Reserve Fund spending is Budgeted to total \$1,239,500 for all of 2024. Several large project spends are occurring in Q3 and Q4 2024.
- **Reserve Investments.** As of May 31,2024, and June 30,2024 the makeup of The Morgan Stanley managed portfolio is:

	May 2024	June 2024
<i>Cash and equivalents:</i>	19,095.78	502,045.92
<i>Savings and Time Deposits</i>	433,645.65	1 42,848.91
<i>ETFs and CEFs</i>	802,092.82	413,811.52
<i>Government Securities:</i>	505,397.05	507,548.40
<i>Certificates of Deposit:</i>	1,576,723.54	1,887,367.52
<i>Mutual Funds:</i>	226,542.77	132,624.78
<i>Total:</i>	<u>\$ 3,563,497.61</u>	<u>\$ 3,586,247.35</u>

- **Siena**
- **Overall financial condition.** At 6/30/24 the Operating Fund balance is \$6,937 and the Reserve Fund balance is \$251,398. For June, Operating Income of \$2,175 is \$648 more than Operating Expenses of \$1,527. YTD Reserve Fund income has totaled \$17,274 while Reserve Fund Expenditures have totaled \$0, yielding a Reserve Fund Surplus totaling \$17,274 versus a Budgeted Surplus of \$17,070 .

Joe Affinati, Treasurer



347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
06/30/2024

ASSETS

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

605,645.83
384,227.95
38,223.50

TOTAL OPERATING FUNDS

1,028,097.28

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

(38,223.50)
353,919.99
3,568,633.24
17,340.19
273.94

TOTAL RESERVE FUNDS

3,901,943.86

DEPOSITS
REFUNDABLE DEPOSITS SECURITY DEPOSITS

3,024.22

TOTAL DEPOSITS

3,024.22

ACCOUNTS RECEIVABLE

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

226,411.22
39,522.43
(39,522.43)
(75,135.49)

TOTAL ACCOUNTS RECEIVABLE

151,275.73

OTHER ASSETS
PREPAID EXPENSE INSURANCE
PREPAID EXPENSES

36,674.99
244.23

TOTAL OTHER ASSETS

36,919.22

TOTAL ASSETS

5,121,260.31
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347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
06/30/2024

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(2,319.89)	
ACCRUED EXPENSES	562,752.72	
PREPAID ASSESSMENTS	438,827.63	
REFUNDABLE DEPOSIT KEYS	10,950.00	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		1,040,177.46
RESERVE		
ACCUMULATED GENERAL	4,041,176.47	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(224,236.96)	
UNREALIZED GAIN/LOSS INVESTMENTS	273.94	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		3,901,943.86
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	184,488.03	
CURRENT YEAR RESERVE EQUITY	224,236.96	
CURRENT SURPLUS/(DEFICIT)	(229,586.00)	

TOTAL SURPLUS/(DEFICIT)		179,138.99

TOTAL LIABILITIES & EQUITY		5,121,260.31
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,385	188,734	651	4000	ASSESSMENT INCOME	1,134,922	1,132,400	2,522	2,264,800
70,976	67,337	3,639	4001	COMMERCIAL DUES	425,858	404,022	21,836	808,045
1,226	834	392	4030	INTEREST INCOME	7,379	5,000	2,379	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	6,000	(6,000)	12,000
(50)	167	(217)	4050FR	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	4050MU	MONITOR TRUSTEE SALE	375	250	125	500
0	292	(292)	4050RR	FILE TRANSFER FEES	1,425	1,748	(323)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
(18)	0	(18)	4070	LATE FEE INCOME	6,727	11,000	(4,273)	22,000
70	75	(5)	4075	NSF FEE	770	450	320	900
35,839	5,122	30,717	4205	BUILDER ASSESSMENT	59,565	30,732	28,833	61,465
20,407	0	20,407	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
2,350	834	1,516	4900	VIOLATION FINES	12,779	5,000	7,779	10,000
75	0	75	4920	GATE TRANSMITTERS	75	0	75	0
75	0	75	4922	KEYS	375	0	375	0
0	3,000	(3,000)	4950	REBILL FEE	15,780	18,000	(2,220)	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	5,100	(5,100)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(400,000)	(399,998)	(2)	(800,000)
253,818	201,578	52,240		TOTAL INCOME	1,286,987	1,220,852	66,135	2,441,710
E X P E N S E S								
A D M I N I S T R A T I V E								
9,592	9,160	432	5000	MANAGEMENT FEE	56,560	52,493	4,067	107,450
4,056	3,182	874	5000RO	OFFICE LEASE	19,963	19,092	871	38,184
1,565	0	1,565	5005	RESERVE STUDY	3,130	0	3,130	0
24,904	27,735	(2,831)	5007w	SALARIES & BENEFITS	162,293	166,410	(4,117)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	15,780	18,000	(2,220)	36,000
70	75	(5)	5009B	NSF FEE EXPENSE	770	450	320	900
2,393	4,334	(1,941)	5010	LEGAL EXPENSE	12,720	26,000	(13,280)	52,000
4,135	500	3,635	5020	LIEN/COLLECTION COST	7,300	3,000	4,300	6,000
(50)	167	(217)	5020F	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	5020M	MONITOR TRUSTEE SALE	375	250	125	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	1,749	(324)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
5,275	0	5,275	5030	AUDIT/TAX PREPARATION	15,800	11,800	4,000	11,800
0	0	0	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	210	210	0	420
61	0	61	5039	WEBSITE	619	600	19	1,000
8,508	7,750	758	5040	ADMINISTRATION	42,561	46,500	(3,939)	93,000
143	143	0	5046	NEWSLETTER	855	858	(3)	1,716
208	1,250	(1,042)	5047B	OFFICE EQUIPMENT RENTAL	1,125	7,500	(6,375)	15,000
233	500	(267)	5048	OFFICE EXPENSES	2,886	3,000	(114)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
840	1,034	(194)	5054	ARCHITECTURAL EXPENSE	4,660	6,200	(1,540)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	3,000	(2,075)	6,000
1,130	850	280	5059V	VIOLATION NOTICES	3,920	5,100	(1,180)	10,200
0	375	(375)	5063	MILEAGE	0	2,250	(2,250)	4,500
0	0	0	5065	PROFESSIONAL FEES	0	15,000	(15,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	500	(500)	5068	GIFTS	0	1,000	(1,000)	1,500
181	0	181	5070	PROPERTY TAXES	181	0	181	900
0	0	0	5080	CORPORATE TAXES	78,450	5,000	73,450	5,000
1,709	15,000	(13,291)	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000
4,075	3,730	345	5090	INSURANCE	20,644	20,517	127	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
69,212	80,111	(10,899)		TOTAL ADMINISTRATIVE	456,026	462,977	(6,951)	880,588



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
UTILITIES								
19,764	22,000	(2,236)	5100	WATER/SEWER	95,037	84,000	11,037	200,000
1,120	4,167	(3,047)	5120	ELECTRIC	17,923	24,999	(7,077)	50,000
277	417	(140)	5151	TELEPHONE	1,740	2,499	(759)	5,000
351	250	101	5151B	INTERNET	2,036	1,500	536	3,000
75	75	0	5152	ALARM MONITORING	502	450	52	900
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21,588	26,909	(5,321)		TOTAL UTILITIES	117,237	113,448	3,789	258,900
LANDSCAPING								
108,069	108,069	0	5200	LANDSCAPE CONTRACT	648,415	648,414	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
0	2,000	(2,000)	5220	IRRIGATION REPAIRS	6,427	12,000	(5,573)	24,000
103	0	103	5222	BACKFLOW INSPEC/RPRS	4,907	1,750	3,157	3,000
0	0	0	5228	EROSION CONTROL	0	0	0	7,500
5,148	3,000	2,148	5240	TREE TRIMMING/REMOVAL	8,808	14,000	(5,193)	31,000
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113,320	113,069	251		TOTAL LANDSCAPE	668,557	703,664	(35,107)	1,417,330
COMMON AREA								
0	500	(500)	5700	BUILDING MAINTENANCE	0	3,000	(3,000)	6,000
672	2,500	(1,828)	5700K	KEYS/LOCK REPAIR	3,415	6,000	(2,585)	7,000
0	1,000	(1,000)	5722	ELECTRIC REPAIRS/SUPPLIES	185	6,000	(5,815)	12,000
0	0	0	5740	SIGN MAINTENANCE	0	1,000	(1,000)	2,000
2,288	2,477	(189)	5769A	JANITORIAL	13,765	14,712	(947)	29,574
1,908	1,917	(9)	5774	PET WASTE REMOVAL	11,446	11,498	(52)	23,000
2,700	1,909	791	5779CC	SECURITY PATROL	10,954	11,450	(496)	22,904
0	0	0	5794A	SIDEWALK REPAIR	0	1,000	(1,000)	3,000
1,657	1,167	490	5800	COMMON AREA MAINTENANCE/REPAIRS	5,337	6,998	(1,661)	14,000
0	0	0	5845	PARK MAINT	3,360	3,000	360	7,200
453	500	(47)	5850	EXTERMINATING	1,353	3,000	(1,647)	6,000
0	417	(417)	5895	TENNIS COURT MAINTENANCE	700	2,499	(1,799)	5,000
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9,677	12,387	(2,710)		TOTAL COMMON AREA	50,515	70,157	(19,642)	137,678
-----	-----	-----			-----	-----	-----	-----
213,798	232,476	(18,678)		TOTAL OPERATING EXPENSES	1,292,336	1,350,246	(57,910)	2,694,496
-----	-----	-----			-----	-----	-----	-----
40,020	(30,898)	70,918		OPERATING FUND SURPLUS/(DEFICIT)	(5,349)	(129,394)	124,045	(252,786)
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	400,000	399,998	2	800,000
15,719	14,584	1,135	7034	INTEREST RESERVE FUND	81,364	87,500	(6,136)	175,000
(616)	0	(616)	7069	GAIN (LOSS) ON INVESTMENTS	(52,560)	0	(52,560)	0
(912)	0	(912)	8537	BANK/INVESTMENT CHARGES	(5,495)	0	(5,495)	(10,000)
-----	-----	-----			-----	-----	-----	-----
80,858	81,251	(393)		TOTAL RESERVE INCOME	423,310	487,498	(64,188)	965,000
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E X P E N D I T U R E S								
19,228	0	19,228	8510	GENERAL RESERVE EXPENSE	23,503	0	23,503	4,000
5,290	0	5,290	8520	PAINTING	5,290	0	5,290	0
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITU	2,900	0	2,900	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
484,919	0	484,919	8541	GRANITE REPLACEMENT	499,569	0	499,569	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
14,885	0	14,885	8565	TENNIS COURTS	16,235	0	16,235	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
78,550	0	78,550	8575	IRRIGATION SYSTEMS	81,350	0	81,350	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
-----	-----	-----			-----	-----	-----	-----
602,872	0	602,872		TOTAL RESERVE EXPENDITURES	647,547	0	647,547	1,239,500
-----	-----	-----			-----	-----	-----	-----
(522,014)	81,251	(603,265)		RESERVE FUND SURPLUS/(DEFICIT)	(224,237)	487,498	(711,735)	(274,500)
=====	=====	=====			=====	=====	=====	=====



**347A VISTOSO- SIENA
BALANCE SHEET
06/30/2024**

ASSETS		
OPERATING FUNDS		
OPERATING - US BANK	6,936.62	

TOTAL OPERATING FUNDS		6,936.62
RESERVE FUNDS		
RESERVE US BANK MMA	251,398.36	

TOTAL RESERVE FUNDS		251,398.36
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE - PARCELS	1,645.97	

TOTAL ACCOUNTS RECEIVABLE		1,645.97
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	258.75	

TOTAL OTHER ASSETS		258.75

TOTAL ASSETS		260,239.70
		=====
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	950.40	
PREPAID ASSESSMENTS - PARCELS	6,264.50	

TOTAL OPERATING LIABILITIES		7,214.90
RESERVE		
ACCUMULATED GENERAL	234,124.57	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	17,273.79	

TOTAL RESERVE		251,398.36
OPERATING SURPLUS (DEFICIT)		



**347A VISTOSO- SIENA
BALANCE SHEET
06/30/2024**

ACCUMULATED SURPLUS (DEFICIT)	(1,271.29)	
CURRENT YEAR RESERVE EQUITY	(17,273.79)	
CURRENT SURPLUS/(DEFICIT)	20,171.52	

TOTAL SURPLUS/(DEFICIT)		1,626.44

TOTAL LIABILITIES & EQUITY		260,239.70
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
06/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	25,620	25,620	0	51,240
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(12,570)	(12,570)	0	(25,140)
<u>2,175</u>	<u>2,175</u>	<u>0</u>		TOTAL INCOME	<u>13,050</u>	<u>13,050</u>	<u>0</u>	<u>26,100</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
29	30	(1)	P5090	INSURANCE	161	165	(4)	345
<u>29</u>	<u>30</u>	<u>(1)</u>		TOTAL ADMINISTRATIVE	<u>161</u>	<u>165</u>	<u>(4)</u>	<u>345</u>
U T I L I T I E S								
96	225	(129)	P5100	WATER/SEWER	883	1,275	(392)	2,566
0	52	(52)	P5120	ELECTRIC	255	309	(54)	620
<u>96</u>	<u>277</u>	<u>(181)</u>		TOTAL UTILITIES	<u>1,138</u>	<u>1,584</u>	<u>(446)</u>	<u>3,186</u>
L A N D S C A P I N G								
0	0	0	5218	MAJOR PROJECTS	0	2,000	(2,000)	2,000
732	733	(1)	P5200	LANDSCAPE CONTRACT	4,394	4,394	0	8,788
0	0	0	P5220	IRRIGATION REPAIRS	0	100	(100)	100
<u>732</u>	<u>733</u>	<u>(1)</u>		TOTAL LANDSCAPE	<u>4,394</u>	<u>6,494</u>	<u>(2,100)</u>	<u>10,888</u>
P O O L / S P A / C L U B H O U S E								
210	300	(90)	P5350	FOUNTAIN MAINTENANCE	1,605	1,400	205	4,000
<u>210</u>	<u>300</u>	<u>(90)</u>		TOTAL POOLS	<u>1,605</u>	<u>1,400</u>	<u>205</u>	<u>4,000</u>
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,560	1,560	0	3,120
0	0	0	P5511	GATE REPAIRS	(288)	300	(588)	600
115	115	0	P5517	GATE PHONE	685	690	(5)	1,380
<u>375</u>	<u>375</u>	<u>0</u>		TOTAL GATES	<u>1,958</u>	<u>2,550</u>	<u>(592)</u>	<u>5,100</u>
C O M M O N A R E A								
85	0	85	P5739	STREET SWEEPING	511	588	(77)	1,176
0	0	0	P5800	COMMON AREA MAINTAINENCE	385	702	(317)	1,405
<u>85</u>	<u>0</u>	<u>85</u>		TOTAL COMMON AREA	<u>896</u>	<u>1,290</u>	<u>(394)</u>	<u>2,581</u>
<u>1,527</u>	<u>1,715</u>	<u>(188)</u>		TOTAL OPERATING EXPENSES	<u>10,152</u>	<u>13,483</u>	<u>(3,331)</u>	<u>26,100</u>
<u>648</u>	<u>460</u>	<u>188</u>		OPERATING FUND SURPLUS/(DEFICIT)	<u>2,898</u>	<u>(433)</u>	<u>3,331</u>	<u>0</u>



347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 06/30/2024

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	12,570	12,570	0	25,140
800	750	50	P7034	INTEREST RESERVE FUNDS	4,704	4,500	204	9,000
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2,895	2,845	50		TOTAL RESERVE INCOME	17,274	17,070	204	34,140
-----	-----	-----			-----	-----	-----	-----
E X P E N D I T U R E S								
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL RESERVE EXPENDITURES	0	0	0	0
-----	-----	-----			-----	-----	-----	-----
2,895	2,845	50		RESERVE FUND SURPLUS/(DEFICIT)	17,274	17,070	204	34,140
=====	=====	=====			=====	=====	=====	=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
06/30/2024**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	612,582.45
US BANK SAVINGS	384,227.95
DUE FROM RESERVES	38,223.50

TOTAL OPERATING FUNDS 1,035,033.90

RESERVE FUNDS

DUE TO OPERATING	(38,223.50)
RESERVE US BANK MMA	605,318.35
MORGAN STANLEY	3,568,633.24
RESERVES - ACCRUED INTEREST	17,340.19
UNREALIZED RSV GAIN/LOSS	273.94

TOTAL RESERVE FUNDS 4,153,342.22

DEPOSITS

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

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	226,411.22
ACCOUNTS RECEIVABLE - PARCELS	1,645.97
PRE-LEGAL RECEIVABLE	39,522.43
CONTINGENT PAYABLE	(39,522.43)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(75,135.49)

TOTAL ACCOUNTS RECEIVABLE 152,921.70

OTHER ASSETS

PREPAID EXPENSE INSURANCE	36,933.74
PREPAID EXPENSES	244.23

TOTAL OTHER ASSETS 37,177.97

TOTAL ASSETS 5,381,500.01



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
06/30/2024**

LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCOUNTS PAYABLE	(2,319.89)	
ACCRUED EXPENSES	563,703.12	
PREPAID ASSESSMENTS	438,827.63	
PREPAID ASSESSMENTS - PARCELS	6,264.50	
REFUNDABLE DEPOSIT KEYS	10,950.00	
SECURITY DEPOSITS	29,967.00	

TOTAL OPERATING LIABILITIES		1,047,392.36
RESERVE		
ACCUMULATED GENERAL	4,275,301.04	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(206,963.17)	
UNREALIZED GAIN/LOSS INVESTMENTS	273.94	
GAIN (LOSS) ON INVESTMENT	84,730.41	

TOTAL RESERVE		4,153,342.22
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	183,216.74	
CURRENT YEAR RESERVE EQUITY	206,963.17	
CURRENT SURPLUS/(DEFICIT)	(209,414.48)	

TOTAL SURPLUS/(DEFICIT)		180,765.43

TOTAL LIABILITIES & EQUITY		5,381,500.01
		=====



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
189,385	188,734	651	4000	ASSESSMENT INCOME	1,134,922	1,132,400	2,522	2,264,800
4,270	4,270	0	4000P	PARCEL ASSESSMENTS	25,620	25,620	0	51,240
70,976	67,337	3,639	4001	COMMERCIAL DUES	425,858	404,022	21,836	808,045
1,226	834	392	4030	INTEREST INCOME	7,379	5,000	2,379	10,000
0	1,000	(1,000)	4050	COLLECTION COST REIMBURSEMENT	0	6,000	(6,000)	12,000
(50)	167	(217)	4050FR	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	4050MU	MONITOR TRUSTEE SALE	375	250	125	500
0	292	(292)	4050RR	FILE TRANSFER FEES	1,425	1,748	(323)	3,500
0	0	0	4050T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
(18)	0	(18)	4070	LATE FEE INCOME	6,727	11,000	(4,273)	22,000
70	75	(5)	4075	NSF FEE	770	450	320	900
35,839	5,122	30,717	4205	BUILDER ASSESSMENT	59,565	30,732	28,833	61,465
20,407	0	20,407	4530	MISCELLANEOUS INCOME	20,407	0	20,407	0
2,350	834	1,516	4900	VIOLATION FINES	12,779	5,000	7,779	10,000
75	0	75	4920	GATE TRANSMITTERS	75	0	75	0
75	0	75	4922	KEYS	375	0	375	0
0	3,000	(3,000)	4950	REBILL FEE	15,780	18,000	(2,220)	36,000
0	850	(850)	4973	OWNER ADMIN FEES	0	5,100	(5,100)	10,200
(66,667)	(66,667)	0	6010	GENERAL RESERVE TRANSFER	(400,000)	(399,998)	(2)	(800,000)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(12,570)	(12,570)	0	(25,140)
-----	-----	-----		TOTAL INCOME	1,300,037	1,233,902	66,135	2,467,810
255,993	203,753	52,240						
E X P E N S E S								
A D M I N I S T R A T I V E								
9,592	9,160	432	5000	MANAGEMENT FEE	56,560	52,493	4,067	107,450
4,056	3,182	874	5000RO	OFFICE LEASE	19,963	19,092	871	38,184
1,565	0	1,565	5005	RESERVE STUDY	3,130	0	3,130	0
24,904	27,735	(2,831)	5007w	SALARIES & BENEFITS	162,293	166,410	(4,117)	332,821
0	3,000	(3,000)	5009A	REBILL FEE EXPENSE	15,780	18,000	(2,220)	36,000
70	75	(5)	5009B	NSF FEE EXPENSE	770	450	320	900
2,393	4,334	(1,941)	5010	LEGAL EXPENSE	12,720	26,000	(13,280)	52,000
4,135	500	3,635	5020	LIEN/COLLECTION COST	7,300	3,000	4,300	6,000
(50)	167	(217)	5020F	FILE REVIEW FEE	550	998	(448)	2,000
150	0	150	5020M	MONITOR TRUSTEE SALE	375	250	125	500
0	291	(291)	5020RR	FILE TRANSFER FEE EXPENSE	1,425	1,749	(324)	3,500
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	0	150	(150)	300
5,275	0	5,275	5030	AUDIT/TAX PREPARATION	15,800	11,800	4,000	11,800
0	0	0	5033F	ADVERTISING	301	750	(449)	1,500
35	35	0	5037	BANK CHARGES & CC FEES	210	210	0	420
61	0	61	5039	WEBSITE	619	600	19	1,000
8,508	7,750	758	5040	ADMINISTRATION	42,561	46,500	(3,939)	93,000
143	143	0	5046	NEWSLETTER	855	858	(3)	1,716
208	1,250	(1,042)	5047B	OFFICE EQUIPMENT RENTAL	1,125	7,500	(6,375)	15,000
233	500	(267)	5048	OFFICE EXPENSES	2,886	3,000	(114)	6,000
0	0	0	5052	PRINTING	2,249	0	2,249	10,000
840	1,034	(194)	5054	ARCHITECTURAL EXPENSE	4,660	6,200	(1,540)	12,400
0	0	0	5055	MEETING EXPENSE	23,994	24,000	(6)	27,000
0	500	(500)	5059	POSTAGE	925	3,000	(2,075)	6,000
1,130	850	280	5059V	VIOLATION NOTICES	3,920	5,100	(1,180)	10,200
0	375	(375)	5063	MILEAGE	0	2,250	(2,250)	4,500
0	0	0	5065	PROFESSIONAL FEES	0	15,000	(15,000)	20,000
0	0	0	5065S	STATUTORY AGENT FEE	0	100	(100)	100
0	500	(500)	5068	GIFTS	0	1,000	(1,000)	1,500
181	0	181	5070	PROPERTY TAXES	181	0	181	900
0	0	0	5080	CORPORATE TAXES	78,450	5,000	73,450	5,000
1,709	15,000	(13,291)	5088	BAD DEBT EXPENSE	(32,926)	15,000	(47,926)	20,000
4,075	3,730	345	5090	INSURANCE	20,644	20,517	127	42,897
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	5,000	(5,000)	5,000
0	0	0	5099	MISCELLANEOUS EXPENSE	0	1,000	(1,000)	5,000
0	0	0	5099PY	PRIOR YEAR ADJUSTMENT/EXP	8,708	0	8,708	0
29	30	(1)	P5090	INSURANCE	161	165	(4)	345
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
69,241	80,141	(10,900)						
			TOTAL ADMINISTRATIVE	456,188	463,142	(6,954)	880,933	
			UTILITIES					
19,764	22,000	(2,236)	5100	95,037	84,000	11,037	200,000	
1,120	4,167	(3,047)	5120	17,923	24,999	(7,077)	50,000	
277	417	(140)	5151	1,740	2,499	(759)	5,000	
351	250	101	5151B	2,036	1,500	536	3,000	
75	75	0	5152	502	450	52	900	
96	225	(129)	P5100	883	1,275	(392)	2,566	
0	52	(52)	P5120	255	309	(54)	620	
-----	-----	-----		-----	-----	-----	-----	
21,685	27,186	(5,501)	TOTAL UTILITIES	118,376	115,032	3,344	262,086	
			LANDSCAPING					
108,069	108,069	0	5200	648,415	648,414	1	1,296,830	
0	0	0	5210	0	2,500	(2,500)	5,000	
0	0	0	5218	0	27,000	(27,000)	52,000	
0	2,000	(2,000)	5220	6,427	12,000	(5,573)	24,000	
103	0	103	5222	4,907	1,750	3,157	3,000	
0	0	0	5228	0	0	0	7,500	
5,148	3,000	2,148	5240	8,808	14,000	(5,193)	31,000	
732	733	(1)	P5200	4,394	4,394	0	8,788	
0	0	0	P5220	0	100	(100)	100	
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114,052	113,802	250	TOTAL LANDSCAPE	672,951	710,158	(37,207)	1,428,218	
			POOL / SPA / CLUBHOUSE					
210	300	(90)	P5350	1,605	1,400	205	4,000	
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210	300	(90)	TOTAL POOLS	1,605	1,400	205	4,000	
			GATES					
260	260	0	P5500	1,560	1,560	0	3,120	
0	0	0	P5511	(288)	300	(588)	600	
115	115	0	P5517	685	690	(5)	1,380	
-----	-----	-----		-----	-----	-----	-----	
375	375	0	TOTAL GATES	1,958	2,550	(592)	5,100	
			COMMON AREA					
0	500	(500)	5700	0	3,000	(3,000)	6,000	
672	2,500	(1,828)	5700K	3,415	6,000	(2,585)	7,000	
0	1,000	(1,000)	5722	185	6,000	(5,815)	12,000	
0	0	0	5740	0	1,000	(1,000)	2,000	
2,288	2,477	(189)	5769A	13,765	14,712	(947)	29,574	
1,908	1,917	(9)	5774	11,446	11,498	(52)	23,000	
2,700	1,909	791	5779CC	10,954	11,450	(496)	22,904	
0	0	0	5794A	0	1,000	(1,000)	3,000	
1,657	1,167	490	5800	5,337	6,998	(1,661)	14,000	
0	0	0	5845	3,360	3,000	360	7,200	
453	500	(47)	5850	1,353	3,000	(1,647)	6,000	
0	417	(417)	5895	700	2,499	(1,799)	5,000	
85	0	85	P5739	511	588	(77)	1,176	
0	0	0	P5800	385	702	(317)	1,405	
-----	-----	-----		-----	-----	-----	-----	
9,762	12,387	(2,625)	TOTAL COMMON AREA	51,411	71,447	(20,036)	140,259	
-----	-----	-----		-----	-----	-----	-----	
215,325	234,191	(18,866)	TOTAL OPERATING EXPENSES	1,302,488	1,363,729	(61,241)	2,720,596	
			OPERATING FUND SURPLUS/(DEFICIT)					
40,668	(30,438)	71,106		(2,451)	(129,827)	127,376	(252,786)	



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
06/30/2024**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET	
RESERVE FUND								
I N C O M E								
66,667	66,667	0	7010	TRANSFER FROM OPERATING	400,000	399,998	2	800,000
15,719	14,584	1,135	7034	INTEREST RESERVE FUND	81,364	87,500	(6,136)	175,000
(616)	0	(616)	7069	GAIN (LOSS) ON INVESTMENTS	(52,560)	0	(52,560)	0
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	12,570	12,570	0	25,140
800	750	50	P7034	INTEREST RESERVE FUNDS	4,704	4,500	204	9,000
(912)	0	(912)	8537	BANK/INVESTMENT CHARGES	(5,495)	0	(5,495)	(10,000)
-----	-----	-----			-----	-----	-----	-----
83,753	84,096	(343)		TOTAL RESERVE INCOME	440,584	504,568	(63,984)	999,140
-----	-----	-----			-----	-----	-----	-----
EXPENDITURES								
19,228	0	19,228	8510	GENERAL RESERVE EXPENSE	23,503	0	23,503	4,000
5,290	0	5,290	8520	PAINTING	5,290	0	5,290	0
0	0	0	8525	MONUMENT SIGNS RESERVE EXPENDITURE	2,900	0	2,900	10,000
0	0	0	8526	FOUNTAIN REPLACEMENT	0	0	0	4,000
0	0	0	8530	ASPHALT SEAL COATING	0	0	0	11,400
0	0	0	8531	SIDEWALK REPAIRS	1,250	0	1,250	0
484,919	0	484,919	8541	GRANITE REPLACEMENT	499,569	0	499,569	672,000
0	0	0	8550	PLAY STRUCTURE RPRS/ REPLACEMENT	0	0	0	18,700
14,885	0	14,885	8565	TENNIS COURTS	16,235	0	16,235	29,600
0	0	0	8571C	CONCRETE WORK	2,800	0	2,800	5,800
78,550	0	78,550	8575	IRRIGATION SYSTEMS	81,350	0	81,350	424,000
0	0	0	8578D	DRAINAGE	14,650	0	14,650	60,000
-----	-----	-----			-----	-----	-----	-----
602,872	0	602,872		TOTAL RESERVE EXPENDITURES	647,547	0	647,547	1,239,500
-----	-----	-----			-----	-----	-----	-----
(519,119)	84,096	(603,215)		RESERVE FUND SURPLUS/(DEFICIT)	(206,963)	504,568	(711,531)	(240,360)
=====	=====	=====			=====	=====	=====	=====

Updated 06.16.24



2024 RESERVE FUND BUDGETED PROJECTS and ADDITIONAL UNBUDGETED PROJECTS TRACKING TOOL

EXECUTIVE SUMMARY table with 4 rows: 1,302,150 total budget of projects, 639,203 total of current contracts, 41.6% of budget completed

Summary table with 4 rows: 24 total number of projects, 14 total of RFPs sent, 0 total projects completed, 0 % of projects completed

Projects carried forward from prior years

Main project tracking table with columns: GL code, component #, component description, RFP sent, budget, contract \$, JAN, FEB, MAR, APR, MAY, JUN, JUL, AUG, SEP, OCT, NOV, DEC, YTD total, Prior Yr, % of completed, comments

Count 24 41.6% 0 541,568 20,090

Additional Unbudgeted Reserve Fund Expenditures

Table with columns: GL code, component #, component description, actual cost amount, reserve study projection?, projected date, posting date, notes

RECONCILIATION table with 2 rows: Combined total of budgeted and unbudgeted project expenditures* 647,547 OK, Total reserve fund expenses YTD from financials 647,547

VCA Landscape Report June / July 2024

Turf /Parks

- Irrigation to turf is adjusted weekly to accommodate higher-than-normal temperatures and the spotty rainfall from the monsoons
- Our irrigation technician is identifying and addressing brown or stressed areas of turf to fix any issues, ensuring that our lawns remain healthy and vibrant.

Irrigation

- Drip valves throughout Rancho Vistoso are being adjusted weekly
- Our irrigation technician is out daily fixing poly leaks and conducting preventative maintenance to keep our drip valves to our vegetation operating properly

Chemical

- Our on-site spray technician continually sprays to keep the community weed-free, averaging 30 to 80 gallons per day.

Site damage/ Storm damage

June 27th

- Mesquite Tree down at Wildlife Park common area by 3ed base and between picnic tables
- Half of a saguaro fell into the sidewalk on Moore Rd just west of RVB

June 28th

- 2 trees down in front of Splendido along with broken branches throughout the front of RVB to Vistoso Highlands
- Ironwood tree down on La Canada between Vistoso Sky Dr & Westminster
- Palo Verde tree down in Cortona behind monument wall
- Palo Verde tree down on Maspalomas just north of La Canada
- Saguaro down on Desert Fairways & Tanner Robert Dr.

July 12th

- Ironwood tree down in median on RVB just north of Honeybee Park
- Ironwood tree down in median on RVB at Hollydale Wy
- Mesquite tree down on Desert Fairways between Salt Cedar & Desert Olive

- Small Palo Verde tree down on Hidden Springs east of Red Barberry Dr.
- Mesquite tree split on Moore Rd east of Lovegrass Dr.
- Down Ocotillo on Moore Rd east of RVB.
- Mesquite tree down in Sunset Estates at the corner of N. Mystic View and W. Highlands View Pl.
- Palo Verde down in Cortona behind monument wall (2ed Tree)

July 15th

- Honey Mesquite tree snapped in half on Lovegrass and Moore
- An Acacia tree down on Woodshade Trail, and a large branch fell at the fence line to Vistoso Village.
- Large broken branch on Vistoso Highlands east of Azure Springs Dr.
- Palo Verde branch broke on Maspalomas. The tree was cut down due to only having one branch left hanging over the sidewalk potential hazard
- Saguaro down on the Southeast corner of Moore and RVB

Proposals submitted, signed and work completed.

- Moore Loop Dog Park Erosion Proposal- Sent 7/3
- Hohokam Park Curb Replenishment- Sent 7/3

Work orders.

15 work orders have been completed

Added Value

See attachment



June- July 2024
 Barbara Daoust First Service Residentail
 VCA

We hereby submit the landscape proposal. 1. Storm Damage- The removal of a Palo Verde tree on Maspalomas 2. Storm Damage- The removal of 2 Palo Verde trees in Cortona 3. Storm Damage- The removal of a down Acacia tree at Woodshade Trail 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	\$26.69	Chipper	\$	320.28
1	\$27.19	Dump Truck	\$	326.28
36	\$33.04	Labor	\$	1,189.44
			\$	-
			\$	-
			\$	-
			\$	-
		NO CHARGE	: \$	1,836.00

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.

Authorized Signature: _____ Date: _____

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



June- July 2024
 Barbara Daoust First Service Residentail
 VCA

We hereby submit the landscape proposal. 1. Storm Damage- The removal of a down mesquite tree at wildlife park by 3ed base 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	\$26.69	Chipper	\$	213.52
1	\$27.19	Dump Truck	\$	217.52
24	\$33.04	Labor	\$	792.96
			\$	-
			\$	-
			\$	-
			\$	-
		NO CHARGE	: \$	1,224.00

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.

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Overtime or Accelerated schedule

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 P 520.696.3223

aaalandscape.com

Authorized Signature: _____ Date: _____



June- July 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
3	\$25.00	Storage of three street light ploes	\$ 75.00
			\$ -
			\$ -
			\$ -
			\$ -
		NO CHARGE	: \$ 75.00

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."

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Authorized Signature: _____ Date: _____

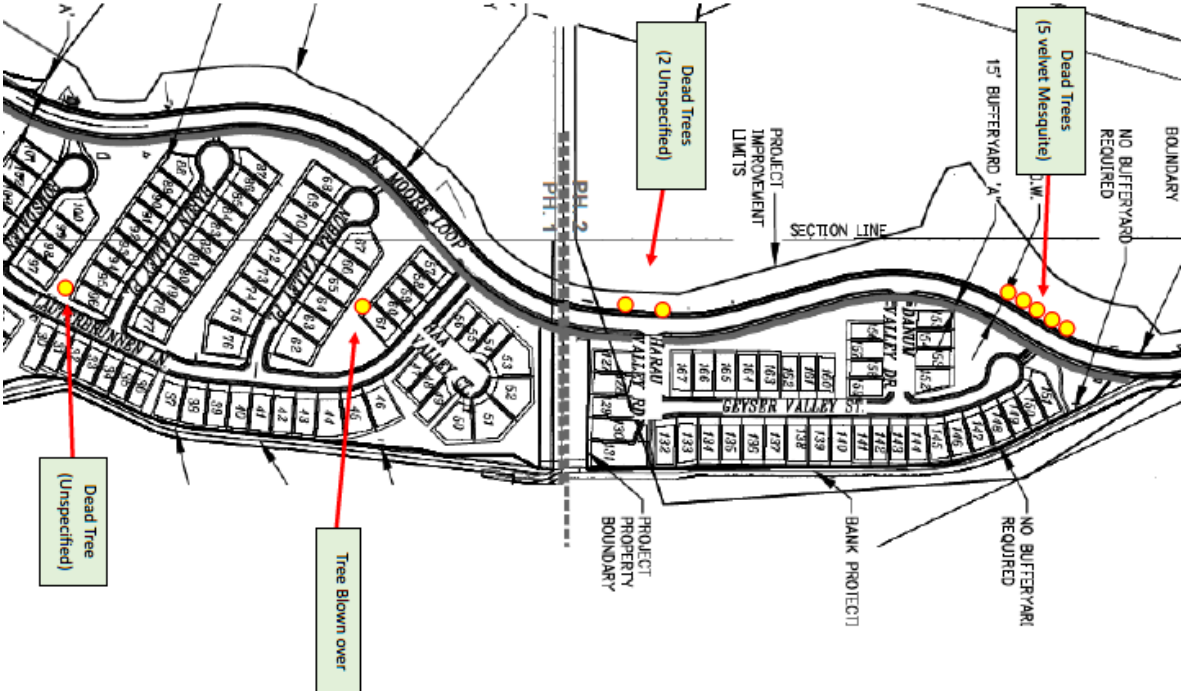
Vistoso Projects Update

July 17, 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

July 17, 2024

- June 18, 2024
 - AAA Landscape will be submitting a proposal to repair the erosion in the dog park.
- July 17, 2024
 - We are waiting to hear back from the town of Oro on erosion and other landscaping issues.
- **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).
 - 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)."





Vistoso Projects Update

July 17, 2024

- 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.

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.



Vistoso Projects Update

July 17, 2024

- June 18, 2024
 - Revisions are to be completed and resubmitted to the City by the week of June 24.
- July 17, 2024
 - Tracy will be sending John Spiker the updates for the profile of the channel and update to the Drainage Report July 17, 2024.

• 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)
- 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.



Vistoso Projects Update

July 17, 2024

- 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)
 - 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.

- July 17, 2024
 - WBL Engineering apologized for not completing the bid schedule with proposed material quantities. This will be completed the week of July 15.

• 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.



Vistoso Projects Update

July 17, 2024

- 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. 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.

Vistoso Projects Update

July 17, 2024

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 2nd bid for the vegetation removal.
- Oct 18
 - The AAA bid for the vegetation removal is expected by Oct 24.
- Nov 27
 - AAA started the removal of Vegetation on Nov 20 and are scheduled to be completed 1st 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.

Vistoso Projects Update

July 17, 2024

- July 17, 2024

- The WLB updated plan was completed and sent to TMEC for updating their proposal.
 - The updated proposal is scheduled to be submitted to the Association from TMEC by July 19.

Irrigation Replacement (**Complete**)

- July 17, 2024

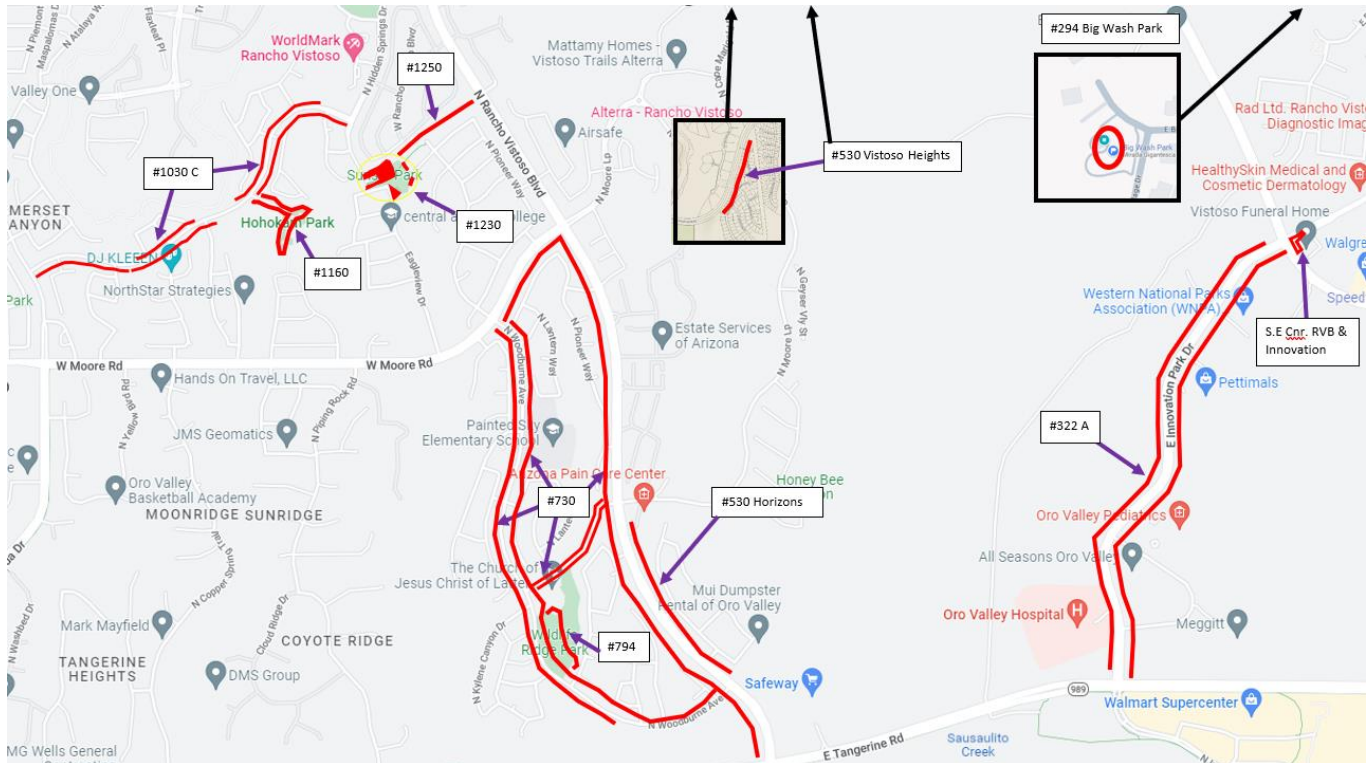
- Installation of Innovation Park Dr (including solar controller) and Desert Fairway Dr. have been completed.
- AAA (Ruben Arrieta) The 2 solar controllers for Desert Fairways were installed week of July 15.



Vistoso Projects Update

July 17, 2024

- Granite Replenishment (**In progress**)



- July 17, 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 by July 19.**
 - # 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

July 17, 2024

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

- **July 17, 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

July 17, 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
- July 17, 2024
 - Concrete was awarded the contract and will start the concrete repairs on July 22. It is expected to take between 3 and 4 weeks to complete.
 - Courtesy Notices have been sent to the community and A-Frames will be placed in parks to receive concrete repairs.

• **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.
- July 17, 2024
 - We are waiting for AAA to confirm a start date.

• **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.

Vistoso Projects Update

July 17, 2024

- 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.
- June 18, 2024
 - Marc 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.
- July 17, 2024
 - The Streetlight RFP is scheduled to be completed the week of July 15.

• 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
July 10, 2024, Meeting Report

Parks and Landscape Committee Update

Parks and Landscape Committee's recommendation to update the website with the park narratives and chart of amenities and trails within the VCA boundaries were added, as well as new parks (TOV, Pima Co and VCA) to be submitted to the Board for approval.

Estates at Honey Bee Ridge Revised Design Guidelines

The Committee tabled a request submitted for the Estates at Honey Bee Ridge revised design guidelines until further clarification is provided.

Mailboxes

The Committee voted to recommend to the Board verbiage regarding residential mailboxes added to VCA guidelines.

Vistoso Highlands I – Lot 29 New Build

The Committee denied a new home build lighting and ground cover plan submitted until further clarification is provided.

ALRC's next monthly meeting is August 14, 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

June Newsletter –

4986 recipients

11 unsubscribed

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Greetings from the board	105	116	129	352	90	454
Did you know	59	59	53	142	93	149
Snapshot	21	32	19	36	70	91
Critter of the month	18	4	1	28	50	49
AAA Landscaping	67	39	21	26	41	44
Members Corner					119	

Greetings from the Board:

I hope you are enjoying your summer wherever you are. This month I am providing a brief update on what is happening in your Rancho Vistoso community.

How about all that rock!

We are nearly finished with three years’ worth of delayed rock projects. At the completion of this project **6,028 tons of granite will have been installed in ten common areas** of the community. Upon completion we will be all caught up on gravel replacement in the reserve study.

Water Savings

1. **Major 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. **This work will save significant amounts of water that had been lost due to system leaks,**
2. **The refurbishment of the VCA monuments on each side of the Tangerine and Ranch Vistoso Boulevard is underway.** We have started the process of removing the Bermuda grass replacing it with decorative rock and boulders. We will remove the golden barrel cactus that are blocking the Rancho Vistoso signage and install new lights for the monuments. **This project is anticipated to save the Vistoso Community Association about 657,000 gallons of water annually. We anticipate this will save the association about \$46,000 per year.**

Parking Legislation

The Arizona legislature passed House Bill 2298 last year and it has been signed into law by the governor. As a result, the **Vistoso Community Association is compelled to conduct a vote on whether we want to enforce our HOA rules of no overnight on street parking or have this enforcement authority default to the Town of Oro Valley.** Our VCA streets were designed with no overnight parking in mind, and they simply are not wide enough for cars, RV's, boats, trailers, etc. to be safely parked on the street. Emergency vehicles will have a difficult time navigating through all that congestion when "seconds count." The May 2024 VCA Newsletter [Did You Know Topic](#) provides more information on this matter.

While this law will only impact the public streets in our communities (private streets in gated sub-associations are excluded) all the VCA membership will be provided the opportunity to vote. A ballot item on whether to continue VCA enforcement of overnight parking on public roadways in our community will be include on the ballot for your 2025 Board of Directors prior to the March 2025 Annual Meeting. I will continue to provide you updates as we get closer to this critical vote.

The General Manager Section included:

If you missed the June 27, 2024, VCA Annual Meeting, here are the highlights of the Manager's Report. The next Board of Directors meeting is scheduled for July 25, 2024.

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 27th 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.

Members Corner included:

[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.

Critter of the Month:

charlotte is a 19-month-old Australian Labradoodle. Leo Borges says "I have had her since she was 8 weeks old is my constant companion. She was born in Charlotte, NC, and I think the name suits her personality very well. She is friendly, intelligent. and always up for an adventure. Charlotte especially loves to jump into the air to catch tossed balls and Frisbees. She also enjoys going to Home DeA **Friendly Reminder Regarding Wildlife**

We live in the beautiful Sonoran Desert and share our neighborhoods with the wildlife that has been here long before our homes. Coyotes, bobcats, javelinas, mountain lions, rattlesnakes, gila monsters, and birds of prey can pose a danger to humans and their pets. We must be aware of our surroundings and avoid confronting these animals. Maintain your distance and do not behave in a threatening manner. If you encounter a rattlesnake, please call 911 immediately to have it removed. Also, do not feed or supply water to wild animals since they may become more brazen.

pot where she receives lots of attention and snacks.



Vis

Compliance Committee

July 9th, 2024

Committee reviewed and made board recommendations on three homeowner fine waiver / violation requests.

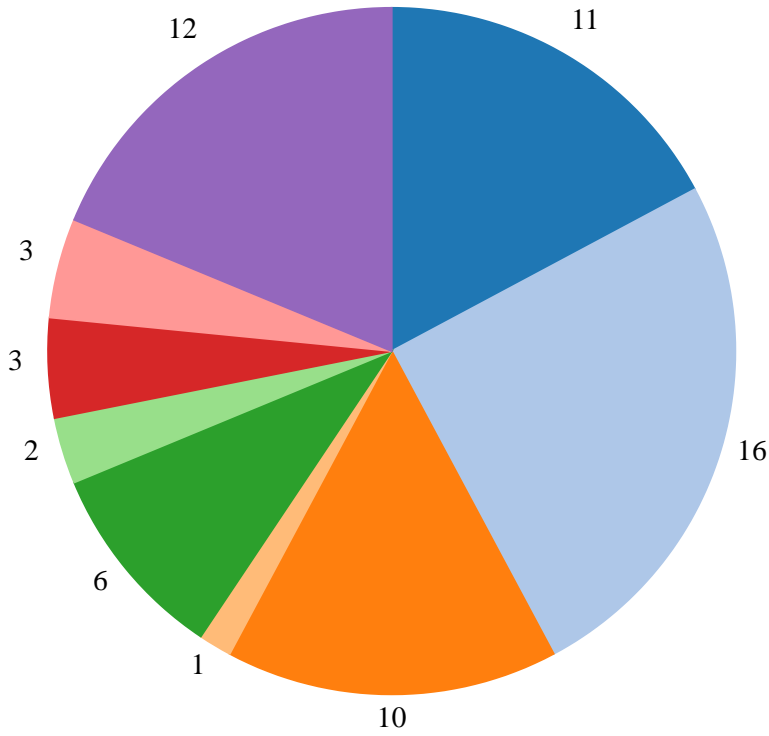
Committee reviewed current month violations in comparison to previous month.

Noted was absence / decrease of on-street parking violations as a result of system communication issues between vet-sec and FirstService. Joe reported this has been corrected going forward.

Discussion of members and guests about habitual resident violators and the persistence and diligence required to escalate to obtain compliance.

Violation = 64
(by Category)

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



Today : 07/11/2024

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	0	0	0	0	1
Architectural Modification	Exterior Lighting	1	0	0	0	0	0	1
Architectural Modification	Architectural Review Process Violations	29	2	4	0	5	0	26
Architectural Modification	Violation Standards and Procedures After Approval	1	1	1	0	0	0	2
Architectural Modification	Violation Standards and Procedures Before Approval	0	1	0	0	0	0	1
BasketBall	Store In Approved Area	5	0	0	0	1	0	4
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	0	0	0	1	0	33
Landscaping	Remove Weeds	122	0	1	0	3	0	119
Landscaping	Trim Shrubs	1	0	1	0	0	0	1
Landscaping	Trim Trees	2	1	1	0	1	0	2
Landscaping	Remove dead tree or tree stump	1	0	0	0	0	0	1
Landscaping	General Maintenance	1	0	1	0	0	0	1
Landscaping	Plant Encroachment	4	0	0	0	0	0	4
Landscaping	Mistletoe	1	0	0	0	0	0	1
Mailbox	Paint	29	1	18	0	7	0	23
Nuisance	Other	1	0	0	0	0	0	1
Nuisance	Health, Safety and Welfare	1	1	0	0	0	0	2
Nuisance	Excessive Noise	0	1	0	0	0	0	1
Other	Holiday Lights	3	1	0	0	1	0	3
Other	Non Compliant Lighting	8	3	4	0	4	0	7
Other	Store items out of view	6	2	3	0	4	0	4
Paint	House	1	0	0	0	0	0	1
Pets	Unattended	2	0	0	0	2	0	0
Pets	Livestock not permitted	0	1	0	0	0	0	1
Pool/Spa	Backwashing	2	2	0	0	1	0	3
Trash	Container Visible on Non-Collection day	4	0	0	0	1	0	3
Vehicles	No Parking Street	205	1	0	0	28	0	178
Vehicles	No Parking Sidewalk	9	0	0	0	1	0	8
Vehicles	Repairs not permitted	1	0	0	0	0	0	1
Vehicles	No Parking on Granite	8	0	0	0	1	0	7
Vehicles	Trailers	3	0	0	0	1	0	2
Vehicles	Recreational Vehicles	5	0	0	0	2	0	3
Vehicles	Trailers on street	3	1	0	0	1	0	3
Vehicles	Trailers in driveway	6	1	0	0	3	0	4
Vehicles	No Parking StreetI	1	0	0	0	0	0	1

Finance Committee
July 2024, Meeting Report

Review of Financial Statements

June 2024 Financial Statements, Treasurer's Report, and Morgan Stanley Account Statement were reviewed and approved.

Reserve Fund Investment Policy

The committee will meet with our Morgan Stanley rep in early August. 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 June 2024 financial statements were reviewed and approved.

5 Year Financial Plan

The 5 year Financial Plan subcommittee met to discuss spending components for the next 5 years. The subcommittee will reconvene in August with committee members input.

2024 Audit/Tax Preparation Engagement Letters

The 2024 Audit/Tax Preparation Engagement Letters were reviewed and will be presented to the Board for approval.

Joe Affinati, Treasurer

The next regularly scheduled meeting of the Finance Committee will occur on August 20, 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 July 2024

July 3, 2024 Committee Meeting

Members

- ❖ Matt Wood (Chair)
- ❖ Barbara Stough (absent)
- ❖ 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 the proposed monthly communications strategy draft II developed by the Communications Committee and Governing Documents.

We have a VCA TOV meeting the third week of July and will fill them in on our communication plan and ask for their help in getting the word out on the parking issue. We will ask about "parking vote" signs in the Town's right of way.

The only addition was the discussion of community signs (like political signs) regarding the parking vote.

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

Parks and Landscape Committee meeting Report
Thursday, July 2, 2024 at 3:15 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, manager and Timothy Holt, assistant manager. AAA Landscape-Anthony Munoz and Rubin Arrieta
Absent- Debbie Gann

Meeting called to order at 3:15 pm.

Agenda adopted as presented.

Approval of the June 6th minute were approved with correction.

Chair opening remarks, I was asked to Chair while Debbie is away.

No Guests were in attendance

OLD BUSINESS

- A. AAA landscape Report, June 2024- As presented to Board at the June Board meeting. Last weekends pop storms had a few limbs down, lost one tree on Pebble Creek, there was a mainline leak at RVB across from Safeway. The Monument work will begins in July and hopefully finish in August.
- B. Dog Park Shade- postponed
- C. Water Fountains- postponed
- D. Park Information update- members Susan Wood and Joan Sauer updated the website content for Park Narratives and Chart of Amenities. Trails within the VCA boundaries were added, as well as new parks (TOV, Pima Co and VCA). Was reviewed by the committee and recommended submitting to the Board for approval.

NEW BUSINESS

- A. Landscape requests from Valley Vista resident, regarding the access path from the neighborhood to the paved trail running along the Big Wash Wall. The committee asked AAA to provide an assessment, plan, and bid to refurbish the path to make it safer and attractive. No funding available at this time.
- B. Siena Entrance, It was noted that several of the newly planted shrubs have died and are under AAA warranty for replacement. Also requested AAA remove the shrub at fountain base and any weeds growing in planters.
- C. Board Review Updates, The Gazania plant addition to the plant list was passed by the Board, Street light removal bids going out.

The meeting was adjourned at 3:55 pm. The next meeting will be August 1, 2024 at 3:15 pm
Submitted by Susan Wood 7/4/24