



Vistoso Community Association
Compliance Committee Meeting – March 11, 2025
Zoom Platform - GENERAL SESSION MINUTES

- The meeting was called to order at approximately 3:31pm. The Committee Chair, Robert Feltes, was present; as well as Kim Roessler, Bob Mariani, Susan Wood and Sheryl Forte. Present from FirstService Residential was Joe Watson – Compliance Coordinator and Barbara Daoust – General Manager.
- Adopt Revised Agenda: **A motion to approve the agenda as presented was made by Sheryl Forte, seconded by Susan Wood. Motion carried unanimously.**
- Approval of February 11, 2025, General Session Minutes – **Susan Wood moves to approve February 11, 2025, Minutes, seconded by Sheryl Forte. Motion carried unanimously.**
- **Discussion of ARS 33-1803 and VCA Compliance Fine Policy (8/2024)**
- **Homeowner Forum/Hearing:**

Echo Valley Dr: Owner provided a written request to dispute a pool backwashing fine. **A motion was made by Robert Feltes to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Bob Mariani. Motion carried unanimously.**

Leatherleaf Dr: Owner's grandson spoke on her behalf to dispute a mailbox paint fine. **A motion was made by Kim Roessler to approve the recommendation to the Board of Directors to waive the fine upon the completion of straightening the mailbox post and repainting it. Motion was seconded by Robert Feltes. Motion carried unanimously.**

Lantern Way: Owner provided a written request to display some heritage flags. **A motion was made by Susan Wood to deny owner's request to display heritage flags. Flags are not in compliance with AZ State Statues. Motion was seconded by Sheryl Forte. Motion carried unanimously.**

Garden Grove Dr: Owner provided a written request to dispute keeping a chicken coop with chickens on the property. **A motion was made by Robert Feltes to approve the recommendation to the Board of Directors to deny keeping the chicken coop with chickens on the property. Motion was seconded by Sheryl Forte. Motion carried unanimously.**

Pioneer Way: Owner provided a written request to dispute a non-compliant lighting fine. **A motion was made by Robert Feltes to approve the recommendation to the Board of Directors to waive the fine once the lighting is removed within 30 days from today's meeting date. Motion was seconded by Sheryl Forte. Motion carried unanimously.**

Wide View Dr: Owner provided a written request to dispute a trailer/driveway fine. **A motion was made by Robert Feltes to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Sheryl Forte. Motion carried unanimously.**

- Review of Violation Reports: The committee and compliance coordinator discussed the status of current open violations.
- With there being no further business, the meeting adjourned at approximately 4:39pm. **Meeting adjourned unanimously.**



Next Meeting Date is – Tuesday April 8, 2025, at 3:30pm – Zoom Platform