



**Vistoso Community Association**  
**Compliance Committee Meeting – December 9, 2025**  
**Zoom Platform - GENERAL SESSION MINUTES**

- The meeting was called to order at approximately 3:39pm. Mark Napier, Nancy Dunham, Sheryl Forte and Donna Teixeira. Present from FirstService Residential were 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 Donna Teixeira. Motion carried unanimously.**
- Approval of November 11, 2025, General Session Minutes – **Sheryl Forte moves to approve November 11, 2025, Minutes, seconded by Nancy Dunham. Motion carried unanimously.**
- **Homeowner Forum/Hearing:**

Bloomington Lp: Homeowner spoke on his behalf to dispute a parking on granite fine. **A motion was made by Mark Napier to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Donna Teixeira. The motion was approved with three affirmative votes and one opposing vote cast by Nancy Dunham.**

Carlsbad Pl: Homeowner on her behalf to dispute two street parking fines. **A motion was made by Mark Napier to approve the recommendation to the Board of Directors to waive both fines and to grant the homeowner 21 days to find a solution for parking her commercial vehicle outside of the community. Motion was seconded by Nancy Dunham. Motion carried unanimously.**

Classic Overlook Ct: Homeowner provided a written request to dispute a street parking fine. **A motion was made by Nancy Dunham to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Sheryl Forte. Motion carried unanimously.**

Westminster Dr: Homeowner provided a written request to dispute a remove weeds fine. **A motion was made by Donna Teixeira to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Nancy Dunham. Motion carried unanimously.**

Echo Valley Dr: Homeowner provided a written request to dispute a street parking fine. **A motion was made by Sheryl Forte to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Donna Teixeira. Motion carried unanimously.**

Westminster Dr: Homeowner submitted a written request to dispute a street parking fine. **A motion was made by Sheryl Forte to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Nancy Dunham. Motion carried unanimously.**

Wayfarer Way: Homeowner submitted a written request to dispute a noncompliant lighting fine. **A motion was made by Nancy Dunham to approve the recommendation to the Board of Directors to waive the fine. Motion was seconded by Mark Napier. Motion carried unanimously.**

Tanner Robert Pl: Homeowner submitted a written request to dispute a garage sale fine. **A motion was made by Sheryl Forte to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Nancy Dunham. Motion carried unanimously.**



Brightridge Dr: Homeowner provided a written request to dispute a street parking fine. **A motion was by Sheryl Forte to approve the recommendation to the Board of Directors to deny the fine waiver. Motion was seconded by Nancy Dunham. 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 4:52pm. **Meeting adjourned unanimously.**

Next Meeting Date is – Tuesday, January 13, 2025, 2025, at 3:30pm – Zoom Platform