

Approve



**Architectural and Landscaping Review Committee Minutes
June 10, 2026**

Committee Members Present: Rob Feltes, Sheryl Forte, Lynn Huebner, Dan Gann, and Susan Wood

Absent: Alan Miklofsky

Staff Present: Barbara Daoust, General Manager, Debbie Deptula, Assistant Community Manager and Ishanayna Shelley, Community Standards Coordinator

I. Call to Order

The meeting was called to order at 3:01 P.M.

II. Adopt Agenda

A motion was made by Rob Feltes and seconded by Susan Wood to approve the agenda as presented. The motion carried unanimously.

Note: Sheryl Forte Joined the meeting at 3:02 P.M.

III. Approval of May 13th, 2026, Minutes

A motion was made by Susan Wood and seconded by Sheryl Forte to approve May 13, 2026, minutes as presented. The motion carried unanimously.

IV. Approval of the May Consent Agenda

A motion was made by Robert Feltes and seconded by Lynn Huebner to approve the May consent agenda as presented. The motion carried unanimously.

V. Guest Forum – N/A

VI. Parks & Landscaping Committee Update

The committee members reviewed the report and had no questions.

VII. Morning Vista Development

Management was directed to get the following items from the Morning Vista development team:

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- Measurements, paint colors, and materials of the perimeter wall of the community. Including plan renderings
- Plan renderings for the low voltage common area lighting including the pool area
- Finishes for the pool area including materials, design, and coating
- Detailed information and/or renderings for landscaping, including plant listing, sizing, and location.
- Signage/monument - diagram, pictures, measurements and placement of the signage/monument, color and font of lettering, color swatches of the signage and any stonework or gravel. Lighting information such as the kelvin temperature and if electric or solar lighting will be used. Landscape plans surrounding monument, list of plants & size and irrigation plans.

VIII. Variance Request – 12923 N Morgan Ranch Rd – Landscape Enhancement

Management was directed to get the following information from the owner:

- Setbacks for flagstone from house and sidewalk
- Current pictures of the driveway
- Pictures or samples of materials to be used for the driveway
- Diagram or photo indicating which side of the driveway extension is proposed for

IX. Variance Request – 2399 E Vistoso Village Pl – Spiral Staircase

A motion was made by Susan Wood and seconded by Lynn Huebner to recommend approval to the board on installing a spiral staircase attached to the backyard balcony. The motion carried unanimously.

X. Variance Request – 13150 N Vistoso Ranch Pl – Enclosure Project

A motion was made by Susan Wood and seconded by Lynn Huebner to recommend to the board approval of the enclosure project. The motion carried unanimously.

XI. Variance Request – 12896 N Meadview Way – Door Exterior Painting

A motion was made by Susan Wood and seconded by Lynn Huebner to recommend denial to the board on painting the door exterior Adirondack Blue. The motion carried unanimously.

XII. Variance Request – 13347 N Cottontop Ct – Pergola

A motion was made by Robert Feltes and seconded by Lynn Huebner to recommend approval to the board for the pergola installation. The motion carried unanimously.

XIII. Adjournment

The next meeting is tentatively scheduled for July 8, 2026, at 3:00 PM.

A motion was made by Rob Feltes and seconded by Sheryl Forte to adjourn the meeting at 4:24 PM. The motion carried unanimously.

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