



COMMUNITY ASSOCIATION

Board of Directors Meeting – May 28, 2026

Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Matt Wood, President; Joe Affinati, Treasurer; Mark Napier, Director; Craig Golden, Director; and Alan Miklofsky, Director

ABSENT: Robert Feltes, Vice President; and Jacqueline Lasher, Director

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

FIRSTSERVICE RESIDENTIAL: Barbara Daoust, General Manager; and Debbie Deptula, Assistant 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

Matt Wood recommended moving up agenda item K. Board Vacancy under New Business. There were no objections.

A motion was made by Matt Wood and seconded by Joe Affinati to approve the agenda. The motion was approved unanimously.

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Joe Affinati to approve April 30, 2026, open meeting minutes as presented. The motion was approved unanimously.

IV. EXECUTIVE SESSION DECISIONS

A. Executive Session Minutes

A motion was made by Matt Wood and seconded by Joe Affinati to approve April 29, 2026, executive session minutes. Motion passed unanimously.

B. Pursuant to ARS 33-1804 A (5) Compliance Committee Results/Fines for May 2026

A motion was made by Matt Wood and seconded by Joe Affinati to approve the Compliance Committee results/fines for May 2026. The motion was approved unanimously.

C. Pursuant to ARS 33-1804 A (3&5) Fee Waivers for May 2026

A motion was made by Matt Wood, seconded by Joe Affinati to approve the May 2026 fee waivers. The motion passed unanimously.

D. Pursuant to ARS 33-1804 A (3) Commercial Vehicle Variance Request

A motion was made by Matt Wood and seconded by Joe Affinati to deny the commercial vehicle variance request. The motion was approved unanimously.

E. Pursuant to ARS 33-1804 A (3) Landscape Variance Request

A motion was made by Matt Wood and seconded by Joe Affinati to deny the landscape variance request as reviewed at the May 27, 2026, executive session meeting.

F. Pursuant to ARS 33-1804 A (3) Gravel Variance Request

A motion was made by Matt Wood and seconded by Joe Affinati to deny the gravel variance request as reviewed at the May 27, 2026, executive session meeting.

G. Pursuant to ARS 33-1804 A (3) Deposit Fee Reimbursements

A motion was made by Matt Wood and seconded by Joe Affinati to approve the deposit fee reimbursements for tennis cards as reviewed and discussed at May 27, 2026, executive session meeting.

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V. CALL TO AUDIENCE

No comments made.

VI. REPORTS

- A. Management Report** – Written management report was presented and posted on the association's website.
- **Fiber Optic Installation** - Currently there are four fiber optic companies, Wyverd, Ripple, Forged Fiber 37 for Lumen (Century Link) and Quantum Fiber Home Internet, that has shown interest in installing fiber optics in Rancho Vistoso community. Residents that are experiencing installation problems with one of these companies should contact the provider directly.
 - **Reserve Study** - Association Reserves has completed the site inspection for VCA and Siena assets. The study is expected to be available for review next month. This report will assist the association to provide a multi-year funding plan to fully fund reserves and in the development of the 2027 budget.
 - **2025 Audit** - Butler Hansen, a certified public accountant firm, has been selected by the board to conduct the 2025 audit for the association. The draft report is expected to be available next month.
 - **2026 Capital Projects** The following capital projects have been slated and budgeted for 2026:
 - Refurbish Entryway Monuments at RVB & Oracle Rd
 - Irrigation Repairs on Maspalomas, Hidden Springs and Woodburne Dr from RVB to Wildlife Ridge Park as well as the park – Board selected AAA Landscape for this project (\$203,041). A pre-construction meeting took place with the contractor on May 15, 2026. Waiting on schedule start date from contractor.
 - Refurbish Monument Signage – The board will be reviewing the proposals for Stone Terrace and Hohokam Park Monuments at the May 28th meeting.
 - Replenish Playground wood fiber at Moore Loop Park
 - Playground Equipment Replacement at Monticello and Hohokam Parks – Proposals will be reviewed at the May 28th meeting by the board.
 - Park Furniture Replacement – This project is on hold until the association receives the 2027 Reserve Study. This project would replace picnic tables, benches, trash cans and barbecues at Hohokam Park.
 - Replacement of drinking fountain – The board will discuss the replacement of the water fountain at Torreno Park East at the May 28th meeting.
 - Comon area wall repairs
 - Painting of common area walls, rails, bollards and tennis court fencing – The board selected Facelift Painting (\$65,815) for this project. A pre-construction meeting is scheduled for Tuesday, May 26th. This project includes the following neighborhoods: St Andrews 1 & 2, Stone Terrace, Bella Vista, Maravilla, Somerset Canyon, Stone Field, Monticello, Cortona and Vistoso Crossing.
 - Replace Bell Tower Artificial Turf – The association is considering transitioning this area to decorate rock. Further discussion on this topic will occur at the May 28th meeting.
 - Hohokam Dog Park Replenish – Bids are being solicited for this project.
 - Asphalt Parking Lots - Sunset Ridge Park – This project is being delayed until next year to coincide with Hohokam and Wildlife Ridge parking lots.
 - Drainage Basin Mitigate/Repair – Meeting for the Bridal Veil Project occurred with the association's engineer to review the design plans and set strategy.
 - Granite Replacement – This project for the medians located in Center Pointe has been rescheduled to coincide with the La Canada medians and ROW.

At the May 28th meeting, the Board will be considering proposals to refurbish the Wildlife Ridge Park baseball diamond.

- **VCA Paint Palette** - Homeowners thinking of painting their home can find the new color palette on line at the Dunn Edwards website <https://www.dunnedwards.com/colors/color-ark-pro/rancho-vistoso-master-community/approved-color-palette/> or the community website at [NEW-2025-Rancho Vistoso Master Community-Approved Color Palette.pdf](#) . Before starting your

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project, please submit the Architectural and Landscaping Change Form (ALCF) which can be found on the website at [ALCF-01.15.26-Final.docx](#). If you have any questions, please contact the association office at askvca@ranchovistosohoa.com.

B. Financial Report of the Association – Board Treasurer Joe Affinati provided a written report that can be found on the association website for April 2026. The report below is a financial overview of month end April 30, 2026.

- The Operating Fund balance as of April 30, 2026, is \$963,966. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$4,542,589.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$277,617.
- Total income for the month of April is \$257,605 which is \$12,792 over budget.
- Total expenses for April are \$220,189 which is \$59,480 under budget.
- A monthly contribution of \$79,613 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of April 30:

▪ Cash and Equivalents	\$ 18,197.81
▪ Savings & Time Deposits	\$ 1,039.94
▪ ETFs and CEFs	\$ 553,296.49
▪ Government Securities	\$ 1,525,127.87
▪ Certificates of Deposit	\$ 1,765,371.72
▪ Mutal Funds	\$ 132,584.72
▪ Total	\$ 3,995,618.55
- Siena's operating fund balance year to date is \$10,378 and the reserve fund year to date balance is \$278,426.
A motion was made by Matt Wood and seconded by Mark Napier to accept the April 2026 Treasurer and Financial Reports. The motion was approved unanimously.

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

- Park turf transition is slow. The power rake is being utilized to assist in the removal of rye grass and to allow the Bermuda to fill in.
- Irrigation adjustments are ongoing with warmer temperatures.
- Weed control is being monitored. Target applications are being made as needed.
- Vehicle damage occurred to the La Canada/Moore median.

D. Project Administration & Proposals – AZ Project Solutions report is available on the community website. Anthony Martin reported on the following projects:

- Bridal Veil – The association met with Bogardus Engineering to discuss the design plans for this project.
- The painting project will commence on June 15, 2026.
- Irrigation Project – waiting on a schedule from the contractor.
- Bell Tower Artificial Turf – The board will be discussing this project further tonight.
- Baseball Diamond – This project is on tonight's agenda to discuss proposals to refurbish the field.

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. Governing Documents Committee – No meeting
- F. Nominating & Election Committee - No meeting
- G. Parks & Landscape Committee – No questions

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VIII. OLD BUSINESS

A. Revised Ripple Fiber and Wyverd Fiber Right of Entry and Installation Agreements

A motion was made by Matt Wood and seconded by Joe Affinati to forward the revised release language to Wyverd and authorize the association attorney to continue negotiations with Ripple and Wyverd. The motion was unanimously approved.

IX. NEW BUSINESS

K. Board Vacancy

Kathleen Hernandez tendered her resignation as a Director on May 12, 2026.

A motion was made by Matt Wood and seconded by Mark Napier to appoint Alan Miklofsky to fill the vacant board position in the single-family category until the March 2027 election. Motion passed unanimously.

A. Wildlife Ridge Park Baseball Diamond Proposals

The board reviewed and discussed the two bids received from AAA Landscape (\$19,501), and Brightview (\$21,912).

A motion was made by Matt Wood and seconded by Joe Affinati to approve AAA Landscape proposal for \$19,501 to refurbish the Wildlife Ridge Park baseball diamond. Motion was approved unanimously.

B. Bell Tower Monument Proposal

The Board reviewed and discussed the proposal to remove the artificial turf and install decorative rock & boulders at the Vistoso Highlands Monument.

A motion was made by Matt Wood and seconded by Mark Napier to table further discussion until the Parks & Landscape Committee reviews and makes a recommendation. Motion passed unanimously.

C. Hohokam Park Playground Equipment Proposals

The board reviewed and discussed the proposals that were presented by Jonathan Cooper from Third Degree Recreation.

A motion was made by Mark Napier and seconded by Matt Wood to approve Option B under 2-5 playground structures Pipeline Model 9856 at \$56,260 and Option B under 5-12 playground structure, Pipeline Model 9869 at a cost of \$67,600. The motion was approved unanimously.

Jonathan Cooper will provide options to replace one of the panels on the Model 9869 play structure.

D. Idaho Central Credit Union (ICCU) Branch – Commercial Property Remodel at Safeway Plaza

A motion was made by Matt Wood and seconded Mark Napier to approve the ICCU remodel of the old Bank of America building with the following stipulations as recommended by the ALRC:

The final landscape and irrigation design plans must be reviewed by the ALRC before installation.

The front signage lighting must be dimmed at 10:00pm with the other three logos surrounding the building shut off.

Size of building signage must conform to the Town of Oro Valley code.

The front canopy remains in the current size and can be wrapped with the green color (TDR Green Lot# 072919/ Stock) but with a non-reflected matte finish.

The soffits at the drive thru will be 8 inches in green with a non-reflected matte finish. No other areas are to be wrapped in green.

The drive thru ATM signage is approved as presented.

All other fixtures, including the bollards in the drive thru, must remain in the earth-toned palette.

The final color that is used/selected must be a matte finish as reflective colors are prohibited.

The Motion was approved unanimously.

E. Facebook Account

A motion was made by Matt Wood and seconded by Mark Napier to approve the Communication Committee recommendations on launching the Facebook account to VCA members. Motion passed unanimously.

F. Stone Terrace Monument Proposal

A motion was made by Matt Wood and seconded by Mark Napier to approve the Stone Terrace Monument proposals from Wrigs Building Service for masonry work (\$425), Territorial Sign Company (\$642.98) for replacing the signage and AAA Landscape for installation of plants (\$2,959.42) for a total project cost of

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\$4,632.95. The motion was approved unanimously.

G. Hohokam Park Monument Proposal

A motion was made by Matt Wood and seconded by Joe Affianti to approve the Territorial Sign Company proposal for \$605.55 to refurbish the Hohokam Park Monument sign. Motion passed unanimously.

H. Delegation of Authority to Set Agendas & Prepare Motions for Consideration at Open Meetings

A motion was made by Mark Napier and seconded by Matt Wood to approve the resolution to delegate authority to set agendas and prepare motions for consideration at open meetings, The motion was approved unanimously.

I. Policy to Authorize Management to Waive Late Fees and Process Deposit Reimbursements

A motion was made by Matt Wood and seconded by Joe Affinati to approve the policy authorizing management to waive late fees and to process tennis card deposit reimbursement. Motion passed unanimously.

J. Committee Charter Revisions

A motion was made by Matt Wood and seconded by Joe Affinati to approve the recommended language to the Committee Charters. The motion was approved unanimously.

L. Water Fountain Replacement

A motion was made by Matt Wood and seconded by Joe Affinati to delay the replacement of the water fountain at the Torreno East Park.

M. Access Point #15 on Vistoso Trails Nature Preserve Map

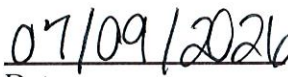
The board directed management to install "No Trespassing" signs in the VCA common area at this location and to explore additional options.

X. NEXT MEETING – The next General Session meeting is tentatively scheduled for Thursday, July 30, 2026, at 5:30 P.M.

XI. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Joe Affinati to adjourn the meeting at 6:35 P.M. Motion carried.*



Vistoso Community Association



Date