DRAFT

Vistoso
COMMUNITY ASSOCIATION

Architectural and Landscaping Review Committee Minutes
August 12, 2026

Committee Members Present: Sheryl Forte, Lynn Huebner, Dan Gann, Alan Miklofsky, and Susan Wood
Absent: Rob Feltes
Staff Present: Barbara Daoust, General Manager, and Debbie Deptula, Assistant Community Manager

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

II. Adopt Agenda
A motion was made by Susan Wood and seconded by Lynn Huebner to approve the agenda as presented. The motion carried unanimously.

III. Approval of July 8, 2026, Minutes
A motion was made by Susan Wood and seconded by Lynn Huebner to approve July 8, 2026, minutes as presented. The motion carried unanimously.

IV. Approval of the July Consent Agenda
A motion was made by Sheryl Forte and seconded by Susan Wood to approve the July 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.

1. Review of 2027 P&L Budget Requests
The committee reviewed and discussed the Parks and Landscape Committee's project requests for funding. These suggestions will be forward to the board for consideration during the budget process.

VII. Morning Vista Development

The committee advise the developer that a variance will be needed from the Vistoso Community Board of Directors for the metal roofs and AC roof location since they do not meet the association guidelines. The following information was requested by the committee:

- Monument's location, dimensions, setbacks and lighting
- Lighting information – fixtures, style on exterior of homes and any landscaping.
- Provide hard copy of landscaping plans
- Verify ownership and maintenance responsibility of the new sidewalks installed along RVB with TOV

VIII. New Home – 12565 N Vistoso View Pl

The committee requested additional information on the material being used for the solarium, the railing color for west side of the patio, and privacy fencing.

IX. Variance Requests

1. 12923 N Morgan Ranch Rd – Landscape Enhancement

The committee requested the following information:

- Diagram with dimensions of front yard depicting lot size, current driveway size, placement of rip rap, plants, location of driveway installation, installation of plants and lighting
- Identify type of plants and size
- Provide size of rip rap and color samples
- Provide driveway pavers color and size
- Provide lighting style, color of lights, lumens and duration of usage of each light

2. 13477 N Garlenda Way – Pergola

The committee requested from the homeowner a diagram showing the dimensions from the side yard to home.

3. 13267 N Tanner Robert Dr – Paint

A motion was made by Alan Miklofsky and seconded by Lynn Huebner to recommend Board denial for the paint color variance of DEW340 Whisper since it is not in the association's approved palette. Motion was unanimously approved.

4. ICCU – Paint Color

A motion was by Susan Wood and seconded by Sheryl Forte to recommend Board approval of the revised paint color (scheme 1) for the building. Motion passed unanimously.

X. Guidelines

1. Paint – Section 17. H Exterior Walls

2. Flags – Section 10. C

A motion was made by Susan Wood and seconded by Sheryl Forte to recommend approval to the board the language change for the exterior wall paint color and the statutory amendment on flags. Motion was unanimously approved.

XI. Adjournment

The next meeting is tentatively scheduled for September 9, 2026, at 3:00 PM.

A motion was made by Susan Wood and seconded by Alan Miklofsky to adjourn the meeting at 5:05 PM. The motion carried unanimously.