DRAFT

Vistoso
COMMUNITY ASSOCIATION

Architectural and Landscaping Review Committee Minutes
September 9, 2026

Committee Members Present: Rob Feltes, Sheryl Forte, Lynn Huebner, Dan Gann, Alan Miklofsky, and Susan Wood
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 Sheryl Forte and seconded by Susan Wood to approve the agenda as presented. The motion carried unanimously.

III. Approval of August 12, 2026, Minutes
A motion was made by Sheryl Forte and seconded by Susan Wood to approve August 12, 2026, minutes as presented. The motion carried unanimously.

IV. Approval of the August Consent Agenda
A motion was made by Susan Wood and seconded by Sheryl Forte to approve the August 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
A motion was made by Alan Miklofsky and seconded to by Susan Wood to move the design request to the board with stipulations that the monument design plans and lighting be reviewed by the ALRC and for the board to consider a variance for the metal roofs and AC units on the roof. Motion was unanimously approved.

VIII. New Home – 12565 N Vistoso View Pl

A motion was made by Alan Miklofsky and seconded by Susan Wood to recommend to the board approval of the new house designs with the stipulation that additional information be provided on the Solarium and Landscape. Motion passed unanimously.

IX. Variance Requests

1. 12923 N Morgan Ranch Rd – Landscape Enhancement

A motion was made by Alan Miklofsky and second by Lynn Huebner to recommend to the board approval with the stipulation that the tree height must be 6 ft. tall from top of root ball to top of plant. Motion was unanimously approved.

2. 13477 N Garlenda Way – Pergola

A motion was made by Lynn Huebner to fine the homeowner. Motion dies due to no second.

A motion was made by Alan Miklofsky and seconded by Susan Wood to recommend to the board approval of the pergola for 13477 N Garlenda Way. Motion passed with five affirmative votes and one opposing vote cast by Lynn Huebner.

3. 13315 N Lithic Ln – Structure

Review and discussion of the submittal will be rescheduled to the October 14th meeting since the updated plans were not submitted. The contractor will forward the Final Plans.

4. 13891 N Big Wash Overlook Pl – Paint

A motion was by made Susan Wood and seconded by Sheryl Forte to recommend Board approval of the paint color variance request Sherwin Williams SW7507 Stone Lion for the house body, Dunn Edwards DE6370 Charcoal Smudge for trim & pop outs, and Sherwin Williams SW7592 Crabby Apply for the front door only. Motion passed unanimously.

5. 784 E Haa Valley Ct – Hardscaping

A motion was made by Rob Feltes and seconded by Alan Miklofsky to recommend to the board approval of the hardscaping project for 784 E Haa Valley Ct. Motion was approved unanimously.

6. 12923 N Eagleview Dr – Front Entryway

A motion was made by Susan Wood and seconded by Sheryl Forte to recommend to the board approval of the front entryway project for 12923 N Eagleview Dr. Motion passed unanimously.

X. Adjournment

The next meeting is tentatively scheduled for October 14, 2026, at 3:00 PM.

A motion was made by Rob Feltes and seconded by Sheryl Forte to adjourn the meeting at 5:15 PM. The motion carried unanimously.