APPROVED

Vistoso
COMMUNITY ASSOCIATION

Architectural and Landscaping Review Committee Minutes
October 14, 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 3:02 P.M.

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

III. Approval of October 14, 2026, Minutes
A motion was made by Sheryl Forte and seconded by Lynn Huebner to approve October 14, 2026, minutes as presented. The motion carried unanimously.

IV. Approval of the September Consent Agenda
A motion was made by Sheryl Forte and seconded by Lynn Huebner to approve the September 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. Non-Residential Architectural Review
Legal counsel for the homeowner association has advised to direct all non-residential architectural submittals to BP Innovation Partners for review since they currently hold Declarant Rights.

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VIII. Morning Vista Development

A motion was made by Lynn Huebner and seconded by Sheryl Forte to recommend to the board approval of the exterior building lights for the Morning Vista Development. Motion was unanimously approved.

IX. New Home – 12565 N Vistoso View Pl

A motion was made by Alan Miklofsky and seconded by Sheryl Forte to recommend to the board approval of the Solarium.
Motion was amended by Alan Miklofsky and accepted by Sheryl Forte to recommend approval to the board of the Solarium with concerns that the polycarbonate material suggested for the roof can be possibly reflective. Motion passed with four votes in favor and one opposing vote cast by Lynn Huebner.

X. Variance Requests

1. 13315 N Lithic Ln – Detached Structure

A motion was made by Lynn Huebner and second by Sheryl Forte to recommend denying the building plans as presented. Motion was approved with four votes in favor and with one abstention by Alan Miklofsky.

2. 396 W Sacaton Canyon Dr – Paint

A motion was made by Lynn Huebner and seconded by Sheryl Forte to recommend to the board approval of the paint colors for the house (SW 9173 Shitake) and trim (SW 9109 Natural Linen). Motion was approved unanimously. The committee suggested that correspondence to the homeowner include that future exterior projects need to be submitted for ALRC review and have written approval prior to starting.

3. 12893 N Carlsbad Pl – Gazebo

A motion was made by Lynn Huebner and seconded by Alan Miklofsky to recommend Board denial of the pergola as presented. Motion passed unanimously.

XI. Adjournment

The next meeting is tentatively scheduled for November 11, 2026, at 3:00 PM.
A motion was made by Sheryl Forte and seconded by Lynn Huebner to adjourn the meeting at 4:26 PM. The motion carried unanimously.

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