

## **Minutes of Vistoso Pointe Annual HOA Meeting March 8, 2023**

### **Attendees:**

Bill and Becki Daniels (Lot 27)  
Jim West (Lot 1)  
Diane DeGumba (Lot 9)  
Steve Anderson (Lot 6)  
John Nappi (Lot 5)  
Mark Sakr (Lot 8)  
Cindy Robinson (Lot 2)  
Andy McCord (Lot 16)

### **Meeting Called to order by the President at 5:39 PM MST**

**Quorum of Voting lot owners established:** Requires a minimum of a majority (17 of 32 lots), 1 email ballot and 18 electronic ballots were received for a total of 19 voting lots accepted. Quorum exists. Business can be conducted.

This meeting was conducted using Zoom.

Guidelines for meeting:

- Only directors can make and vote on motions
- Everyone else is free to make comments but limit to one minute if possible.

**Motion was made to accept the revised minutes from the March 16, 2022 Annual Meeting (conducted using Zoom), by Bill. Seconded by Diane. Motion Passed.**

### **President's Report**

Full Road seal has been done by Cactus.

The 2023 backflow test is in progress by AAA and will then be submitted to Town of Oro Valley.

The Lift Station regular maintenance is scheduled for 2023.

2023 ACC filing will be done after the Annual Meeting and Election of Officers.

2022 Taxes are filed.

### **Architectural Committee**

Our neighborhood progress: There are 32 lots in Vistoso Pointe. 27 homes have been built, and 5 lots remain to be built out (3,21,22,29,32).

**Welcome** to our new neighbors: Steve and Brenda Anderson, Mark and Veronica Sakr, Lauren Simpson, David and Patty Vining (property owned by Matt and Jessica Vining), Greg Sansbury and Randy and Bruce Rodin.

## Treasurer's Report

### **2023 Total Assets (as of Dec. 31, 2022)**

Total Income \$34,873.09 (includes Ins. payout for new gate)  
Operating Expenses \$17,654.00  
Reserve Fund Contribution \$22,488.80 (new gate and road seal)  
Cash on hand & CD \$83,366.51 as of 1/1/2023

No increase in assessment is required in 2023.

**Unfinished Business** (we have formerly listed this as Old Business)

### **Bylaws Update**

**Action 2022-1:** Cindy will continue to pursue the update in 2023. The VCA is in the process of updating their Bylaws, but they will need ~5000 voters to pass it when completed. We have not had contact from them. Bill wrote a draft update of the section on voting and shared it with Steve, who compared it with the current bylaws. Cindy and Steve will work together to update the bylaws.

### **HOA Resident Directory**

Cindy issued HOA Resident Directory to property owners in VP in August 2021

**Action 2022-2:** Since we have had so many changes in our neighborhood, Cindy will send an email through VP32 to all residents so we can update the Directory.

### **Security Cameras for the Gate**

Bill asked in 2022 about interest in adding security cameras at the VP entrance. There has been no progress to date.

**Action 2022-3:** John will research and report on his findings. A questionnaire can be sent to all owners with details on cost. Andy will provide information about other HOA cameras. Report in six months.

### **New Business**

#### **2023-1 Nature Trail on VP Property, public or private?**

Bill was informed of a person trespassing on our property who was cutting down plants and leaving debris there. The person claimed to be a volunteer for Oro Valley Trail System. Bill (and John?) discussed this with Oro Valley. They are not allowed to improve trails on private property. An email to all owners returned more votes to keep the trail on our property private (for use by owners and their families)

**Action 2023-1:** Ask Oro Valley to remove the trail designation pole from the “trailhead “on Moore Road. Motion made by John, to place private property signs on the trail at egress and ingress points on our property. Seconded by Steve. Vote for the motion was passed.

### **2023-2 Fountain/Waterfall Repair and possible update of the area.**

Bill and John explained the current problem with the pump and gave three options:

1) Replace driver board \$950 2) replace with new pump \$1800 3) use donated pump \$400

Motion by John to use the option 3 donated pump, seconded by Diane.

Vote unanimous to use option 3.

Bill and John suggested that we should explore ways to improve the water feature, and make it more sustainable. Using the donated pump will give us time to decide on the way forward.

**Action 2023-2:** John and Bill will work with a vendor to install the donated pump.

### **2023-3 Certificate of Deposit options**

John brought up placing more of our available cash into an interest bearing CD, since current rates have become more favorable (around 4%). A motion was made to invest in Pima Federal. Motion passed.

**Action 2023-3** Diane and Bill to invest \$50000 in Pina Federal after we open an account there.

We will look at our options after the current CD comes due.

### **2023-4 Website update**

Bill and Diane reported that our current free website will now only be available with yearly

charges. The Personal site is \$10month/\$120year... or... the Professional site is

\$12month/\$144year. The Pro will give us more options to choose from to make the site better.

Motion by John to keep our site and pay the Pro rate for 1 year. Seconded by Andy. Vote for the motion passed.

### **2023-5 Entry code issues**

Cindy questioned the entry code/vendor codes and what are the time limits for vendor entry.

Jiim said he needed a vendor code.

**Action 2023-5** Diane will confirm that the vendor code is limited to 6am – 6pm. Diane to issue a vendor code to Jim.

### Election of Directors:

There were 3 candidates running for office with 3 director slots available. There were no write in candidates. Each candidate on the ballot received votes.

**Motion to elect all candidates by acclamation was made by Diane. Seconded by Jim.**

**Motion Passed.**

**2023 Vistoso Pointe HOA Directors elected are:**

Bill Daniels  
Diane DeGumba  
Cindy Robinson

**The meeting was adjourned at 6:40PM MST**

Submitted by,  
Diane DeGumba, Secretary/Treasurer

**Executive Session to elect officers of the Board of Directors.**

The 3 Directors voted to elect the following officers for 2023.

Bill Daniels: President  
Cindy Robinson: Vice President  
Diane DeGumba: Secretary/Treasurer

A motion was made by Diane to award Jim West a \$50 gift card in recognition of his years of service on our board. Seconded by Cindy. The motion Passed.

**Motion to adjourn meeting by Bill. Seconded by Cindy.  
Motion Passed.**

Adjourned at 6:45 PM