

A scenic photograph of a desert landscape with a large, rugged mountain in the background. In the foreground, there is a residential area with a house on the left and a black metal gate with cactus cutouts in the center. The text is overlaid in the center of the image.

Vistoso Pointe HOA Annual Meeting February 13, 2019

Agenda

Roll Call to determine Majority requirement met (need 17 lots)

Proof of Notice of Meeting (Letter Mailed Jan 21, 2019)

Approval of Minutes of Feb 26, 2018 Meeting (annual meeting)

Report of Officers

Report of Committees

Old Business

New Business

Election of Board Of Directors

Adjourn

Presidents Report

Maintenance and actions scheduled for 2019

- Roads are treated on even numbered years – none in 2019
- Backflow test
- Lift Station maintenance – scheduled – cost covered
- File Taxes
- ACC Fillings – after election of Board of Directors

Architectural Review Committee (ARC)

Article IV, section 1 from CC&Rs

A. Architectural Control. All properties at Vistoso Pointe are subject to architectural control as established by the Architectural Committee. No improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters the exterior appearance of any property within Vistoso Pointe, or the improvements located thereon, from its natural or improved state, shall be made or done without prior approval of the Architectural Committee, except as otherwise expressly provided in this Declaration. No building, fence, wall, residence or other structure shall be commenced, erected, maintained, improved, altered, or made without the prior written approval of the Architectural Committee. All subsequent additions to, or changes or alterations in, any building, fence, wall or other structure, including exterior color scheme, and all changes in the grade of Lots, shall be subject to the prior written approval of the Architectural Committee. No changes or deviations in or from the plans and specifications once approved by the Architectural Committee shall be made without prior written approval of the Architectural Committee.

Vistoso Pointe HOA - Home

<https://www.vistosopointehoa.org/> ▼

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Vistoso Pointe Home Owner Association

ARCHITECTURAL & LANDSCAPE REVIEW SUBMITTAL FORM

Date _____ Forms may be mailed to VPHOA, PO BOX 68282, Oro Valley, AZ 85737 or submitted by email to vistosopointe32@gmail.com

Owner's Name: _____
Address: _____
Lot #: _____ Phone: _____
Owner's E-Mail: _____

2. Contractor Name: _____
Address: _____
Phone: _____ License #: _____

3. Description of work to be done: (attach a drawing if work involves design changes) _____

Date work is to begin: _____ Estimated completion date: _____

4. Type of materials to be used:

5. Color(s) to be used:

Light Pollution

Light Pollution May Constitute a Legal **Nuisance**. Like noisiness, **light pollution** is recognized as a "**nuisance**" by courts in most parts of the United States. A **nuisance** is a type of conduct that disturbs a neighbor's use or enjoyment of property. ... You could bring a lawsuit on "common law" **nuisance** grounds.

Vistoso Pointe Architectural Guidelines

Building lighting must be directed downward away from adjacent Building Envelopes.

All exterior lighting must provide for complete shielding of light sources.

Up lighting will generally be disallowed, as will an excessive number of fixtures, or excess light levels and glare.



IF YOU RECEIVE A FRIENDLY REMINDER EMAIL TO ADJUST YOUR LIGHTING
PLEASE GO OUT SIDE AND ADJUST YOUR LIGHTING

Speeding



We have no sidewalks

Especially Dangerous at dusk / dawn

Protocol - On private roads, walk to the far right side (with traffic)

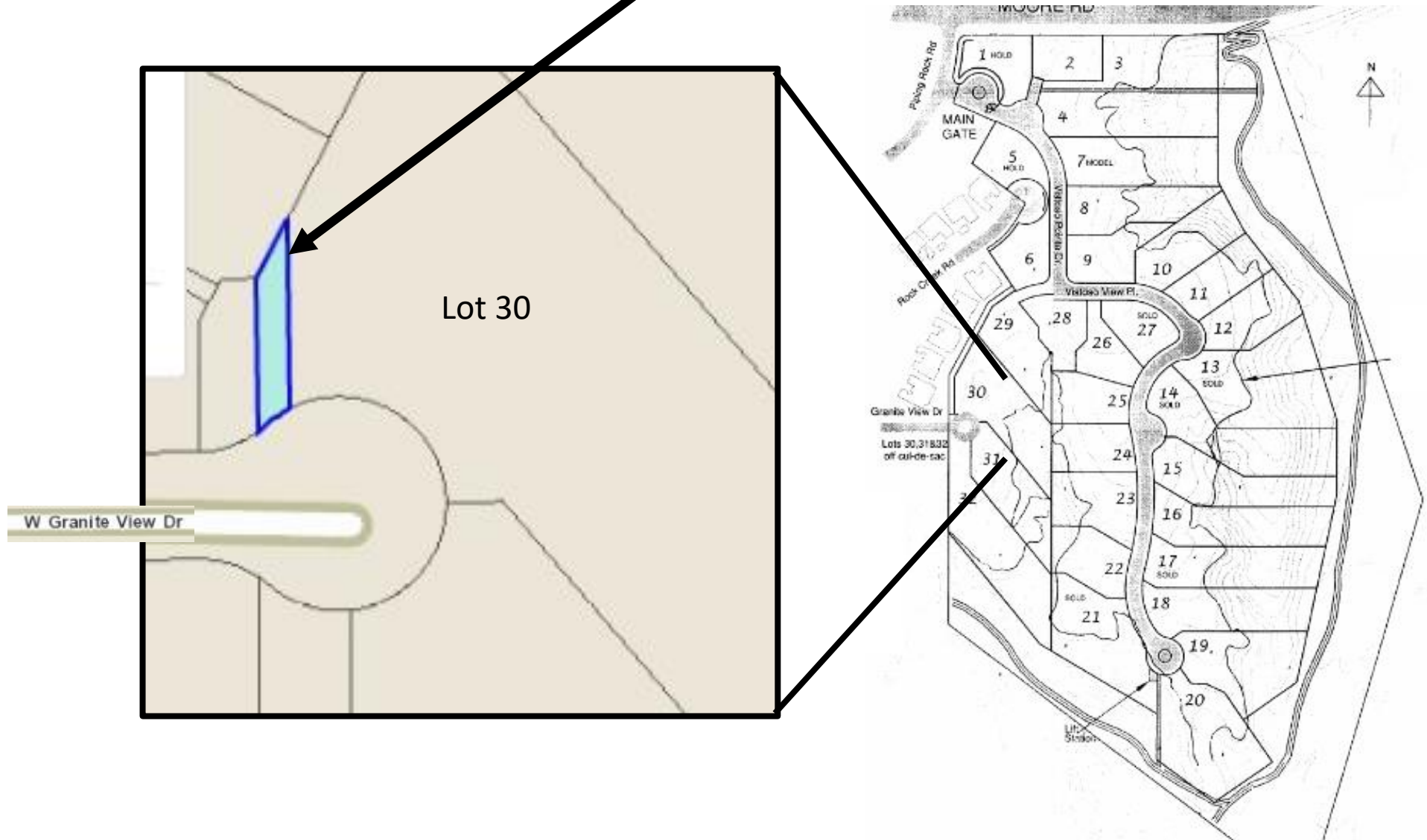
If you observe a speeding vehicle report it to our email address

vistosopointe32@gmail.com

Like – fedx truck speeding, brown chevy speeding,

We will contact the owner and remind them of our 18 MPH limit

HOA Common Area – Parcel 21950425A



2019 Budget

Expense	
Accounting Fees	315.00
Common Area Landscaping	1,000.00
Common Area Maintenance	1,700.00
Electric	
Electric Gate - 604766	1,320.00
Electric Lift Station - 10	600.00
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Total Electric	1,920.00
Fountain Maintenance	1,950.00
Gate Maintenance	2,100.00
Income Taxes	50.00
Insurance	1,400.00
Legal Expenses	600.00
Lift Station Maintenance	720.00
Miscellaneous	
Office Supplies	18.45
Phone	
Phone for Gate	660.00
Phone for Lift Station -	564.00
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Total Phone	1,224.00
PO Box Rental	70.00
Postage	48.00
Property Tax	20.00
Water	324.00
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Total Expense	13,459.45

**Motion to
approve the 2019
Budget**

Treasurer's Report

VP HOA 2019 Financial Plan

Income	\$27,132
Operating Expenses	\$13,459
Contribution to reserve	
Fund and cash	\$12,553
Cash on hand (Bank & CD)	\$65,648

Major Expense in 2018 – pulled from Reserve Fund

Paint Wall (planned)	\$4,000
Street Full Seal (planned)	\$9,000
Lift Station Repair (unplanned)	\$11,000

Reserve Plan

Contingency	\$1000
Electric General	\$750
Fountain	\$1200
Gates	\$3000
Landscaping	\$4000
Lift Station Compressor	\$1000
Lift Station Misc	\$1500
Lift Station Pumps	\$20000
Perimeter Walls Paint	\$5000
Solar Lighting	\$250
Streets - Crack Seal	\$7500
Streets - Full Seal	\$14000
Total Reserves Required	\$59,200

No Increase in Annual Assessment in 2019

Report of Committees

Architectural Committee

- 32 Lots
- 23 Lots Complete (~2/3)
- Lot 16 in construction
- Lot 28 in early stage review
- 7 lots remain
- (3,10,21,22,29,31,32)

Committee Reports

Communication (Diane DeGumba)

- Web Site Maintenance
- Emails info to all home owners
- Answers emails
- Picks up HOA mail and gets it to the right place
- Mails out notices

Landscape (Becki Daniels, Diane DeGumba, Lynn Huebner)

- Updated Approved Plant List for Natural Area and Transition Area
- Keeping after burrowing animals
- Using Budget Weed Control and Desertscapes for Landscape

Old Business

Diane to email all the revised plants list – sent -closed

Lot 21 removal of vegetation – revegetated - closed

Bill and Ron to dispose of post – disposed - closed

Mike to provide language for realtor signs- no action taken - closed

Diane email blast on speeding – sent - closed

New Business

Board meetings by conference call – blast email 2 days in advance to advise Vistoso Pointe Home Owners

- Minimum of every 3 months

Agenda

Roll Call to determine if Majority requirement met (accomplished)

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