

# Vistoso Pointe HOA Annual Meeting

February 26, 2018

Venue: Rancho Vistoso VCA office

Convence: 6:30 PM

Attendees:

Annie/ John (Lot 5), Ron /Diane (Lot 9), Mike/Cathleen (Lot 15), Bill/ Becki (Lot 27), Lynn (Lot 11), Gregg/Cindy (Lot 2), Rita /Ron (Lot 7), Jim (Lot 1), James (Lot 14), Kim / John (Lot 23), Tim (Lot 8), David (Lot 32). Micheal (Lot 21)

13 Lots in person, 10 lots by mail in ballot – total 23 lots voted, 17 required for a majority – can conduct business

RE: HOA presentation

- There were 23 ballots submitted to change the CCRs wrt rentals. Need votes from 2/3 of home owners (quorum = 22 ballots ) to change. Out of 23 votes there were 20 yes votes to change the wording for the rentals. A majority (14) of the votes must approve. **Vote to amend the CC&Rs approved.**
- **Minutes from the October 2017 Board of Directors meeting were approved**
- This year a full sealing of our streets will be done. There is money in the reserve budget to cover this.
- Natural area, building envelope and conservation area were discussed. Envelope 20 foot setback and 5 feet on each side.
  - Not all homes have natural area on side and this is due to placement of the home and was approved in the past by the HOA.
  - If the community wants to remove the wording for the natural area then someone needs to submit a request for the change and it will be put to a vote to change the CCRs. The voting process is the same as what was done for the new wording for rentals.
- Landscape
  - If you make any changes in front yard submit an ARC request to HOA via our email. The ARC request Form is found on our website. Provide a drawing and details
  - If plants die remove and replace them.
  - When planting use only plants on the approved plant list.
  - **AR:** Diane - Would you please send out plant list to all VP home owners?
  - Landscape committee has investigated various means of removing burrowing animals and have found no fool proof way to remove them. If anyone has any suggestions let us know.

- Lot 1 submitted a request to change his landscape. A plan was approved and they have a total of 3 weeks to complete the plan approved on 2/16/18. Due date 3/9/18.
- Lot 21 in violation of removal of natural vegetation. **AR:** HOA board will meet to discuss corrective action.
- Gate
  - VP has an extended warranty for the maintenance of the gates. Due to the age of the gates there are no replacement parts. They will replace failing parts when there are issues with the gate.
  - On lot 1 west wall there is a fuse box containing 2 switches at the top that will reset gates. If you need help with gate or if you open it yourself please report to HOA email.
  - A vote was taken and no one wanted to replace the post on the exit side of gate. Aesthetic issue only, cost \$1000.
  - **AR:** Bill and Ron will dispose of the old post
- For sale signs
  - Most of the signs are in violation of the CCR's
  - **AR:** Mike to provide language for an amendment to the CC&Rs for new signs
- **AR:** Diane Send email blast to everyone wrt the following:
  - Speed limit is 18 miles an hour. There are 2 homeowners that consistently drive recklessly in the neighborhood
  - If anyone see this happen send the board the make of car and time of day so we can follow-up
  - Do not park on both sides of street this is a hazard to emergency vehicles
  - Do not block in mailboxes, driveways, trash cans, fire hydrants
  - Any changes to home and/or front landscape submit an ARC form to HOA via email
  - If there are issues you need addressed send an email to HOA. We will consider any written submissions. We cannot see everything and count on everyone to let us know if there is an issue. The board communicates by email so when you have something to tell the HOA please submit in writing and provide details.
- Mike D. brought up the cost of home link and changing the receivers for the gate. If anyone has any interest in this please let the HOA know.
- Election of the VP Board of directors
  - 5 lot owners requested that they be placed on the ballot
  - There are 5 positions open
  - A motion was made to elect all candidates by acclamation was made
  - The motion was seconded and the motion was approved unanimously
  - The five new board member are Bill Daniels, Diane DeGumba, Mike DeSantis, Lynn Huebner, and Jim West
  - The new board will meet in executive session to elect officers.

Motion to adjourn made at 7:30 PM – motion passed

**AR** notates action required