

July 8, 2015 Vistoso Pointe Board of Directors Meeting Minutes

Board Members Present:

Steve Solomon, President
Bill Daniels, Treasurer
Diane DeGumba
Mike DeSantis, Vice President
Vince Wong, Secretary

Residents present: Becky Daniels, Val Solomon

Meeting was called to order

Roll call was taken – all board members are present

Motion to accept meeting was approved

Reports of officers:

President's Report:

Steve handed custody of the following items over to the Board as part of his transition:

- Annual filing to the Office of Corporation
- 2014 tax return
- AZ Corp Commission 2014 filing
- State Farm Insurance information
- Waste Management agreement
- Signal Gate extended warranty agreement
- 2015, 2014 annual meeting materials (proxy, ballots)
- Original set of architectural guidelines
- Original bylaws and CCRs
- Tax returns back to 2004
- Lift station specs and documents
- Lift station keys
- Signal gate box keys

Steve will make Bill the point of contact for the gate

Best Way Electric handles the lift station motor and conducts quarterly maintenance; They sporadically contact prior to quarterly maintenance. They charge \$541/visit.

Steve has provided Signal Gates all of the Board Members' names; Diane will be primary point of contact for Signal Gates. Signal Gates has the updated list of codes. Diane will request code from Signal. Signal Gates does not issue new openers unless they receive HOA approval. Diane will be point of contact for requests to keep gate open for parties, etc. This will be added to the website.

Vice President Report: Nothing to report

Secretary Report: Nothing to report

Treasurer's Report: All dues have been received

Income through 6/30/15	\$13,566
Expenses	\$9,268
Reserve Fund	\$30,996
Special Projects Fund (Net Cash Assets-Reserve Fund)	\$33,352

Finance report: Balance sheets, income statements are available from Mike DeSantis

Write off \$5.77 credit from Best Way

\$150 transfer fee waived for lot 3 due to no transfer being on record.

Website was purchased and finance software was purchased.

Website is up and running. Content from neighbors is welcomed. Send content to Dianne DeGumba

degumba22@msn.com

Website link: www.vistosopointehoa.org

New Business:

Handoff plan was reviewed. See attached HOA agenda.

Receive Income: process is set up and working

Paying bills: process set up and working

Respond to owners' needs (gate, pump station, fountain, common areas, insure periodic maintenance is performed, ensure work that is performed meets requirements): President

Drive through community and identify maintenance issues: contact appropriate contractors to repair or replace, or if possible, just fix it: President

Interface with home builders: President to meet with owner/builder on site and go through the process; Obtain plans and convene ARC to review

Architectural Review Process: Form will be used to initiate discussion with homeowners seeking to begin external renovation/landscaping and associated review and approval process. Form is available on the HOA website

Bill will further investigate the viability of removing the tube on the fountain and will inform the Board as to whether it can be removed and the associated expense.

"Slow Watch for Pedestrians" will be posted in the neighborhood. There are an increasing number of pedestrians and drivers need to be cautious.

Dianne will contact UPS and FedEx to complain about their drivers' excessive speed.

Landscaping plan for neighborhood front entrance:

The landscape committee received two plans from two vendors and recommended the proposal submitted by Gail McClain due to the design and selection of plants. The proposal costs > \$16,000.

Vince will call contractor to try to reduce cost of Gail McClain's proposal, seeking 10% reduction

Vince will inquire as to the boulder size contemplated in the plan.

Resignation of President Steve Solomon due to Steve's pending move from the neighborhood was approved.

Eddie Croy was approved as a Board Member to serve our remainder of Steve's term (until Dec 31, 2015)

Motion to make Bill Daniels President was approved

Motion to make Mike DeSantis Treasurer was approved

Motion to make Dianne DeGumba Vice President was approved

Annual Board Elections will be held in January

The Board approved Mike DeSantis to purchase a \$100 restaurant gift certificate as a token of appreciation to Steve and Val Solomon for their commendable volunteer service to the neighborhood association.