

Vistoso Pointe Home Owners Association

Subject: Vistoso Pointe HOA Annual Meeting

Date: March 3, 2016

Venue: Daniels' Residence 12679 N Vistoso View Pl

Convene: 1830 MST

Attendance: 12 Lots were represented, 6 additional lots mailed in ballots = 18 lots represented

Topics:

Roll Call to determine if Quorum requirement met: 17 lots required 18 lots represented – Quorum achieved

Proof of Notice of Meeting: Notice of annual meeting mailed January 15, 2016: Shown to attendees

Reading of Minutes of 2015 Annual Meeting: Minutes read and approved

Report of Officers

President Bill Daniels: Business operation of HOA successfully transitioned from Canada Vistas Homes accounting system to VP HOA accounting system. Taxes filed, Backflow test completed, lift station successfully completed (compressor needed replacement – on back order), Every two years we perform street maintenance and this year is crack seal, Lot 30 under construction.

Treasurer Mike DeSantis: Home Owners' Fees 2015 (\$27,852) collected, no delinquencies, Budget 2015: \$13,087, Expenses: \$30,267 Major expenditure was one time landscape update for \$16,353. Total reserve fund: \$40,258. We are in great financial shape.

Secretary No Report

Report of Committees

ARC Bill Daniels: Lot 30 under construction, Lot 9 has a planned remodel that was reviewed and approved by the ARC, Lot 14 has submitted a design concept that is under review

Landscape Becki Daniels: Committee composed of Diane DeGumba, Kathryn Benders, Lynn Huebner, Becki Daniels. Discussion if lights on gates should remain - replace with rope lights- Action: Committee to decide and implement. Discussion of Holiday Decoration of Entry – Rita Walker wants to participate. Pedestrian gate is welded shut. Should we have it opened up, add simplex lock, deploy combination to residents for use. One reason is safety: pedestrians use the automobile gate for egress/ingress – dangerous potential for a car vs person encounter. Another reason is security – cars follow person in. Action: Committee to go for bids to open up the pedestrian gate. Burrowing pests are causing several dirt mounds in our common areas. Action: bid for eradication. Determine cost of adding Pump station area to Desertscape maintenance contract.

Communications Diane DeGumba: Discussed duties (this committee is the resident/HOA point of contact, collects and distributes all mail, maintains web site. Volunteers recruited: Scott Jewell volunteered to help with the web site.

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Old Business

1) Non Residents entering our Private Property – Lot 6 owner installed a fence (approved in advance by the VPHOA), HOA installed signs – At this point, if you see someone on our property that is suspicious, call 911 and report a suspicious person. Item closed.

2) Transparency of Architectural Review Committee process – residents want to know in advance of construction that will affect them – Action: ARC to develop a process to inform the community of planned construction and follow up with adjacent lot owners to ensure they are aware.

New Business

1) Improvements without Receiving Approval of the ARC

VP By Laws: 6.1 “all plans for alterations and repair of Improvements on Lots within the Properties must receive the prior written consent of the ARC”

a) Hoop on Lot 13 did not receive prior approval because the owner did not know that written approval was required.

b) VP HOA does not restrict Basketball Hoops

c) The master community (VCA) does require permission and the VCA has approved the Hoop on lot 13

Much discussion – no resolution. Action: The VP ARC will meet at 0900 MST at the Daniels’ residence on March 10 with lot 13 owners to discuss a way forward.

2) Owner Lot 7 asked about the natural buffer zone on her property. She asked could she improve the area with plants. She was asked to submit an ARC request form before she makes any improvements. The owner requested we explain the building envelope. The ARC would be happy to come to the site and explain – just give us an email and set up a time. No action at this time.

3) Discussion that VP does not have any noise ordinance that pertains to bouncing balls. There are nuisance noise laws which are a civil, not HOA enforced. No action at this time.

Election of Board of Directors (BOD): By acclamation of residents the following persons were elected to the VP BOD – Eddie Croy, Bill Daniels, Diane DeGumba, Mike DeSantis, and Lynn Huebner

Adjourn: 2040 MST

