

### 3rd quarter 2015 Vistoso Pointe HOA Open Meeting

Date : Monday, Oct 12<sup>th</sup> 2015

Venue : Daniels Residence , 12679 N Vistoso View Pl. 85755

Convene : 6:30 PM

#### Agenda:

Call to order. Board Members present: Bill Daniels, Diane Degumba, Mike Desantis, Eddie Croy. Board Members absent: Vince Wong

#### 1 Presidents Report

Over the last year, we experienced major changes in our HOA. Since inception, we relied on the Vistoso Pointe (VP) developer to collect dues, pay bills, order repairs, follow up on issues, and interface with the owners of lots as they built their homes. Even though we have an active board of directors and volunteers, the lion's share of the work was done by Steve and Val Solomon. As a direct result of their volunteer work and the other volunteers, we saved over \$60,000 over the past 10 years. This money gives us a 100% funded reserve fund.

This has changed. Steve and Val have moved and we (the volunteers) have taken over all aspects of managing our HOA. We collect the dues, pay the bills, schedule backflow tests, file the annual report with the ACC, pay taxes, and provide oversight for the architectural review committee (ARC). We have a Communications Committee that maintains our web site ( [vistosopointehoa.org](http://vistosopointehoa.org) ) . post office box (VPHOA, PO BOX 68282, Oro Valley, AZ, 85737), and an email address ( [vistosopointe@gmail.com](mailto:vistosopointe@gmail.com) ). We encourage all our residents to use these contact points. These activities were put in place to make it easy for our community to thrive. We could hire a management company to perform these tasks (like Associa) but we would have to pay them between \$10 and \$20 per roof per month for their services. This translates to \$4000 to \$8000 per year or another way to look at it, we would need to increase our dues by \$40 to \$80 per quarter per lot. We don't want to raise dues and there is no reason to raise dues if we continue self management.

So we are happy to report, we are performing all the tasks required for self management and we have done this effectively for the past 3 months. We have looked at the budget for 2016 and we do not need to change assessments. We will maintain a 100% funded reserve fund and pay 100% of the required amount into the reserve fund to maintain it.

But there is more good news. Over the past 10 years, our neighborhood's look has not been updated. After over a year of planning and supplier evaluations by the landscape

committee, we hired a professional landscape company to update our entrance. We hired Desertscape (Gail) to add berms, large boulders, mature desert plants, and clean up our entrance (trim trees, etc). In addition to this work, we hired Desertscape to perform quarterly landscape maintenance for our HOA (entrance and interior common areas). This periodic landscape service by a professional is something we have always desired but we could not find a supplier we felt comfortable with. Now we have one and the fee is included in our budget.

And one more thing. The 2.5" strange pipe that used to "slip" over the edge of our entrance fountain is GONE!. We held multiple meetings with pool companies and finally with the company that built the fountain to find out why the pipe was there and if it could be removed. Bids to fix this problem could cost \$1000 but your Maintenance Committee volunteers evaluated and fixed the problem for about \$100 in material and lots of free labor hours.

As you can read from above, we have had a great year and we are well positioned to keep the positive momentum going. There are several committees and ALL of them can use volunteer help. If you are interested in joining the Arcitectual, Landscape, Communication, or Maintenance Committee, just email us at [Vistosopointe@gmail.com](mailto:Vistosopointe@gmail.com) and we will get you involved.

Lynn Huebner asked about the plan to put a fence or other means to prevent ingress / egress on the side of the fire entrance that does not have a wire fence (adjacent to lot 6). She pointed out we have approval from the owner of lot 6 to install the fence. There was discussion and the cost of the fence was about \$600 was considered high and the fact that it would not match the existing fence (adjacent to lot 5) was a concern. It was decided to plant a large cactus on the path used by pedestrians to install a sign that states "Please Respect our Private Property". Lynn volunteered to give a heads up to our residents that have been using this path.

## 2 Reserve Study Update

Bill Daniels presented an updated reserve study that was conducted to help with the transition from the developer to our Board. The reserve study is attached. It shows we are 100% funded and the amount of money we need to collect each year to maintain it is included in our current budget. No dues increase is required for 2016.

The reserve study was discussed and a motion to accept it. The vote passed 4 for and 0 against.

## 3 Treasurer Report and 2016 Proposed Budget

Mike Desantis presented the balance sheet, budget, and status of outstanding lot payments.. The budget for 2016 was discussed and a motion was made to accept it. . The vote passed 4 for and 0 against.

The Budget for 2016 is attached.

#### 4 Communications Committee Report

Diane Degumba presented the status of the web site, communications with the owners and residents. The web site provider has made some changes to its interface but that does not present a problem. We are missing the FAQ content. Bill Daniels volunteered to write this section and get it to Diane to post on the web. As with all living documents, updates are welcome.

There continues to be a problem that our residents do not know the new address to use when sending payments. She will send out an email blast specifically informing the residents of the new address.

#### 5 Landscape Committee Report

Becki Daniels and Diane Degumba presented the results of our recent landscape project. Improvements include: New berms, plants, irrigation system, doubled the number of accent lights (new CFLs and the low voltage lighting system on the island has been refurbished and turned on), cleaned fountain filter, pipe removed, new irrigation timer installed, cleaned debris from pump area to aid in air flow and keep it cooler during operation, repaired broken high voltage lighting line, and other improvements.

#### 6 ARC Committee Report

It was brought to the attention of the Board that Lot 13 has erected a basketball pole. This is in violation of the CC&Rs of the master community (of which we abide). Discussion ensued and it was decided that the Board will send lot 13 a letter informing them that they are in violation of the CC&Rs and to come into compliance.

Lot 17 has a portable basketball pole that is also in violation of the Master Communities CC&Rs. They will be sent a similar letter.

Lot 30 has constructed a large retaining wall. In an email sent to them dated 11/12/14, the condition of approval required "sufficient plantings to soften the impact/visibility of the retaining wall". A meeting will be called with the owners to confirm they have incorporated this requirement in their landscape plan.

#### 7 Old Business

None.

#### 8 New Business

Eddie Croy mentioned that the entrance gate was stuck "closed" and he could not enter the property. His question raises an important question "Who to contact if there is a problem and what are their phone numbers?" A list will be sent to residents. Bill will call signal gate and have them run tests on our gate to identify and problems. We know the gate sticks "open" often, but the stuck "closed" is a new issue.

Adjourn

A motion to adjourn was taken and passed at 8:35 PM.

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