

Cochise Vista Del Oro Homeowner's Association
P.O. Box 1535, Hereford, AZ 85615 www.vistadeloro.org

Minutes of the Semi-Annual Board of Director's Meeting

April 17, 2021 @ 5910 E Hunter Creek Ct, sign-in for the Annual Meeting is @ 3:50, Semi-Annual Board meeting starts immediately following the Annual Meeting.

Note: There will be a Call to Membership after each Board Motion that is properly seconded, discussed, and prior to any Board Vote as well as an Open Call to Members with a time limit of 3-minutes for each subject.

Call to Order: 4:04 PM Meeting called to order by President Lynn Mattingly

Board Members Quorum: Board members present: Lynn Mattingly (President), Mark Doyle (Vice President), Wafaa Smith (Board Member at Large).

10% Member Quorum: 11 of 44 Members present.

Acceptance of Agenda: (See proposed add to 'New Business'.) Motion to accept as amended. Seconded. No member comments. Approved unanimously.

Selection of Board Officers by the board: President- Lynn Mattingly, VP/Internet/Webmaster- Mark Doyle, Secretary- Diana Doyle, Treasurer-DeeDee Hoeft. Motion to accept. Seconded. No member comments. Approved unanimously.

Architectural Committee: Bettina & Bob Arrigoni, Scott Sticha, Lynn Mattingly as Board Chair, Motion to accept. Seconded. No member comments. Approved unanimously.

Nominating Committee: Motion to have Board as nominating committee. Motion to accept. Seconded. No member comments. Approved unanimously.

Financial Review Committee: Minimum of two members to review 2020 year-end financials and report to the board, post on website. (ARS 33-1810) (Thank you to Sarah Sticha & Greg Valentine, already reviewed & posted.) Sarah Sticha volunteered for next year. Greg Valentine will be asked to volunteer, as well.

Acceptance of Minutes from Previous Board Meeting, October 17, 2020: Motion to accept. Seconded. No member comments. Approved unanimously.

Your current Board of Directors and Officers are:

Lynn Mattingly, President, (520-266-3103), vdohopresident@vistadeloro.org, term ends 2022 Annual Meeting
Mark Doyle, Vice President, vdohovicepresident@vistadeloro.org, term ends 2023 Annual Meeting
Wafaa Smith, Board Member at Large, vdohoadirector@vistadeloro.org, term ends 2024 Annual Meeting

Officers: Secretary Diana Doyle, vdohosecretary@vistadeloro.org; Treasurer DeeDee Hoeft, vdohoatreasurer@vistadeloro.org

Our current representative on the 3-Canyons HOA Board: Lynn Mattingly, 3C20WestRep@gmail.com (Section 20West)

Note: VDO Board member terms are 3-years; new board members are voted on by the membership for the Annual meeting; Officers are voted on yearly by the board at the first meeting of the new board. Board meetings are tentatively scheduled for mid-April & mid-October.

President's Report:

- Landlords - alert your tenants of association rules as enforcement actions go against you.
- Most exterior improvements to home or yard need to be submitted to the Architectural committee. It is free & fillable forms are on the website, as well as the Design Guidelines and CCR's everyone agreed to as a requirement of ownership. (And the cost of not receiving prior approval can be costly!)
- Leash pets and don't leave anything behind to track on my wife's carpets.
- A rough estimate of \$20,000 (concrete) was obtained to grade & concrete the mailbox drive area, about half that for blacktop.
- A paving contractor inspected our roads and suggested that we allocate funds for some additional repairs needed at the next sealcoating – discuss \$ at Fall Board Meeting.

Treasurer's Report:

- Financial Review – 2020 year-end, 2021 first quarter.
- Assessments & unpaid fines for Lot 12 to be written off as a bad debt due to foreclosure by the bank. (1st lienholder, per Az Revised Statutes.) Welcome to new member Skyview Properties.

Committee Reports:

- Architectural: 13 approvals for 2020, 4 in 2021, one Notice of Violation, multiple 'friendly reminders'.
- Nomination: (Board)
- Internet / Webmaster: (Mark Doyle, Chair): Mark reported some issues with internet disconnects and slow band width from power user Members. Mark has suggested hard wiring as many devices as possible. Also suggested high-usage Members run Cat 6 wiring in their home to alleviate these problems.

Old Business:

- Renewal of Assessment Policy with added wording related to the refundable deposit on the HOA owned internet equipment, as determined in the 10/17/20 Board Meeting. Motion to accept. Seconded. No member comments. Approved unanimously.
- Renewal of the mowing & maintenance contract with Lee Olson, no change in scope or price for 2021.
- No volunteers for helping with website / CenturyLink when Mark is away, will attempt to handle remotely. UPDATE: Mark stated that he has a volunteer – Rob Galucci, Barry Smith also offered at the meeting.

New Business:

- Appeal to the board of a Notice of Violation, Lot 34. (Firle)
 - UPDATE: Compliance has been achieved. Motion to dismiss fines and dismiss Notice. Motion to accept. Seconded. No member comments. Approved unanimously.
- A reminder that the efforts of the few much appreciated volunteers that help manage the HOA staves off the high cost of hiring a management company.
- ADDITION: Architectural Committee proposes to use the current July 9, 2020 Cochise County Light Pollution Code in lieu of the December 2005 version. (Streamlined, simpler, easier to understand.) The new Code will be posted on the VDO website and included in welcome packets. Motion to accept. Seconded. No member comments. Approved unanimously.

Open Call to Membership: Member Susie Dempsey gave Kudos to President Lynn Mattingly for his long and tireless actions as president. Members present agreed. No other comments.

Adjournment: 4:45 PM Motion to adjourn. Seconded. No member comments. Approved unanimously.