

2023 FALL BOARD OF DIRECTORS MEETING MINUTES

Saturday, October 28, 2023 — Mattingly Residence, 5910 E. Hunter Creek Court

Call to Order: 4:30 PM

Establish Board Quorum: Quorum established with 2 of 3 present.
Lynn Mattingly, President; Mark Doyle, Vice-President.

Member Quorum: Quorum established with 5 of 44 present.
Arrigoni, Bloom, Doyle, Mattingly, Sticha.

Approval of Board Meeting Agenda: Motion to add an agenda item to New Business: Proposed Budget 2024: 1.c. Opening a certificate of deposit for the HOA's road fund. Motion to approve the agenda with the addition of New Business 1.c., seconded, approved.

Approval of Minutes from Spring Board Meeting: Motion to accept, seconded, approved.

President's Report:

- Exterior changes require Architectural Committee approval.
- Dogs on leash and clean up.
- 25 mph speed limit.
- Members have been very responsive to gentle nudges for compliance with VDO and 3 Canyons CCR's and Design Guidelines. Notice of Violations have been unnecessary.

Treasurer's Report: Reviewed YTD financials.

Committee Reports:

- Architectural: Seven approvals since last Board Meeting, no Notice of Violations.
- Nomination: Looking for a candidate to fill Board Member-at-Large position this spring.
- Internet/Webmaster: Our CenturyLink contract comes up for renewal in June 2024. Mark Doyle briefly summarized technology and vendor options the Board is considering.

Old Business:

- Drainage repairs at the east end of Silver Leaf Court completed by Southwest Desert Images for contracted cost.
- No action taken regarding extruded concrete curbs.

New Business:

- Proposed Budget for 2024 was discussed, including a review of the financial spreadsheet handouts (2023 YTD and Proposed 2024; Proposed Future Road Expenses and Budgets). Motion to accept the 2024 budget. No discussion, seconded, approved.
 - Basic Assessment (all lots) increased to \$390, a \$60 (18%) increase, in order to cover the long-term costs of road maintenance and repair.
 - Internet Assessment (for non-vacant lots) to remain at \$360 annually.
 - Motion to invest the HOA road funds in a short-term certificate of deposit, seconded, approved.
- Financial Review Committee: Each year a minimum of two members review year-end financials, report to the Board, and then post results on our website (ARS 33-1810). Lynn nominated Sarah Sticha, Greg Valentine, and Jack Dempsey. Seconded and approved.

Open Call to Membership:

- Comments regarding Firewise consultation, that it was very helpful, and that our community is already in good standing and there is no financial incentive to proceed further.

Adjournment: Motion to adjourn, seconded, approved. Adjourned 5:21 PM.

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Your current Board of Directors and Officers are:

Lynn Mattingly, President, (520-266-3103), vdohoapresident@vistadeloro.org, term ends 2025 Annual Meeting

Mark Doyle, Vice President, vdohoavicepresident@vistadeloro.org, term ends 2026 Annual Meeting

Wafaa Smith, Board Member at Large, vdohoadirector@vistadeloro.org, term ends 2024 Annual Meeting

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

Our current representative on the 3-Canyons HOA Board: Lynn Mattingly, section20w@threecanyonsranch.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.