

**2024 SPRING BOARD OF DIRECTORS MEETING MINUTES (Draft)**  
Saturday, April 13, 2024 — Mattingly Residence, 5910 E. Hunter Creek Court

**Call to Order:** 4:04 PM

**Establish Board Quorum:** Quorum established with 3 of 3 present.  
Lynn Mattingly, President; Mark Doyle, Vice-President (by conference call); Wafaa Smith, Board Member-at-Large.

**Member Quorum:** Quorum established with 13 of 44 present.  
Adams, Arrigoni, Barfield, Bloom, Dempsey, Doyle, Frazee, Harris, Hoeft, Mattera, Mattingly, Smith, Stilwell.

**Acceptance of Board Meeting Agenda:** Motion to accept, seconded, approved.

**Selection of Officers by the Board:** Motion to retain Lynn Mattingly as President, Mark Doyle as Vice-President, Diana Doyle as Secretary, and Mark Doyle as Internet/Webmaster; Patrick Birck to take over as Treasurer. Thank you DeeDee Hoeft for all your hard work as previous Treasurer. Motion seconded and approved.

**Architectural Committee:** Motion to retain Bob & Bettina Arrigoni and Scott Sticha, with Lynn Mattingly continuing as the Board Member serving as Chair (as required by the Arizona Revised Statutes). Motion seconded and approved.

**Nominating Committee:** Motion to continue with the Board of Directors serving as the Nominating Committee. Motion seconded and approved.

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

**President's Report:**

- Reminder to landlords to alert tenants of HOA rules.
- Exterior changes require Architectural Committee approval.
- Dogs on leash and clean up.
- Bag trash to prevent unintentional littering.
- Appreciation of volunteers to hold off expense of hiring a management company.
- Javier Fimbres hired to clean up front monument area early next week.
- Reminder of annual spring yard cleanup after winter and spring rains.
- Lee Olson to do an extra mowing in April (rather than usual May-October) because of spring rains.

**Treasurer's Report:** Reviewed 2023 year-end and 2024 first-quarter financials.

**Committee Reports:**

- Architectural: Six approvals since last Board Meeting, no Notice of Violations, a few "friendly reminders," a few requests for additional RV/trailer parking time.
- Internet/Webmaster: No new report.

**Old Business:**

- May-October mowing contract was renewed with Lee Olson for the same cost as 2022.
- The 2023 Financial Review is posted on the website at: [www.vistadeloro.org/wp-content/uploads/2024/01/2023-Year-End-Review-1.pdf](http://www.vistadeloro.org/wp-content/uploads/2024/01/2023-Year-End-Review-1.pdf). Thanks to review volunteers Sarah Sticha, Jack Dempsey, and Greg Valentine.
- The \$39,000 road fund was transferred to the local Edward Jones office, invested in an FDIC-insured 5.25% interest rate CD maturing November 26, 2024.

### **New Business:**

- Mailbox Drive
  - A couple tons of compactable gravel will be delivered to the mailbox driveway. A notice will be sent out for volunteers to help spread and compact.
  - A member vote for paving this area was not approved. See the Special Board Meeting Minutes from January 8, 2022.
- Internet Renewal
  - The original 5-year bulk service term that expires June 12, 2024 will automatically renew at the same cost unless written notice by either party is provided by today, April 13.
  - Research for practical options has been ongoing but current plan still appears to be the best choice since cable is not yet available in our area.
- Front Entry Maintenance
  - Proposal to have a team of volunteers monitor the irrigation of the front entry area. Kelley Adams, Bob & Bettina Arrigoni, and Fran Mattera volunteered. They will check the irrigation periodically for leaks and clogged heads and notify the Board when repairs are needed.
  - Javier Fimbres has been hired to do spring cleanup of the front entry area at a cost not to exceed \$450.

### **Open Call to Membership:**

- A member asked whether 3Canyons HOA had plans for the repair of 3Canyons Rd. The 3Canyons Section 20W Representative responded that the timeline was roughly 2025-2027 for a major road redo.
- A member raised the issue of errors with mail delivery at the cluster box, such as swapped mail, swapped keys, jammed packages, etc. Members were advised to call the postmaster at the local post office, who is aware of the problems.
- A member asked about the long-term viability of CenturyLink. Another member mentioned that CIS has new ownership with a new business strategy.
- A member asked whether the house at Lot 3 had sold, since they had seen activity but then none. Lynn Mattingly updated everyone that the house had sold and the new owners were in the process of moving their belongings from out-of-state.

**Adjournment:** Motion to adjourn, seconded, approved. Adjourned 4:55 PM.

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Your current Board of Directors and Officers are:

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

Mark Doyle, Vice President, [vdohoavicepresident@vistadeloro.org](mailto:vdohoavicepresident@vistadeloro.org), term ends 2026 Annual Meeting

Wafaa Smith, Board Member-at-Large, [vdohoadirector@vistadeloro.org](mailto:vdohoadirector@vistadeloro.org), term ends 2027 Annual Meeting

Officers: Secretary Diana Doyle, [vdohoasecretary@vistadeloro.org](mailto:vdohoasecretary@vistadeloro.org); Treasurer Patrick Birck, [vdohoatreasurer@vistadeloro.org](mailto:vdohoatreasurer@vistadeloro.org)

Our current representative on the 3-Canyons HOA Board: Lynn Mattingly, [section20w@threecanyonsranch.com](mailto: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.