

2025 SPRING BOARD OF DIRECTORS MEETING FOR COCHISE VISTA DEL ORO
Saturday, May 3, 2025 — Mattingly Residence, 5910 E. Hunter Creek Court

Call to Order: 3:35 PM.

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

Establish Member Quorum: Quorum established with 12 of 44 present.
Adams, Arrigoni, Barfield, Beck, Bloom, Decker, Dempsey, Doyle, Frazee, Mattingly, Sticha, and Stilwell.

President Reviewed Meeting Ground Rules:

1. Our village governing documents have been in place since 1999; we are also affected by the 3 Canyons Master Association governing documents as well as the current Arizona Revised Statutes.
2. Please limit the Open Call to Members to three minutes per topic.
3. Board discussions and actions are now limited to the published agenda.
4. After Board discussion, and prior to a Board vote on action items, members' comments will be requested.

Selection of Officers by the Board:

1. Motion for the same volunteers to continue as President (Lynn Mattingly), Vice-President (Mark Doyle), Treasurer (Jerilee Mattingly), and Secretary (Diana Doyle). Seconded, no discussion, and approved.

Selection of Committees by the Board:

1. Motion for the same volunteers to continue on Architectural Committee (Bob Arrigoni, Bettina Arrigoni, Scott Sticha, with Lynn Mattingly required Board of Directors representative). Seconded, no discussion, and approved.
2. Motion for the same volunteers to continue on Front Entry Care Committee (Bob Arrigoni, Bettina Arrigoni, Kelley Adams, Fran Mattera). Seconded, no discussion, and approved. Thank you for taking on this task to reduce HOA costs.
3. Motion to continue with the Board of Directors as the Nominating Committee. Seconded, no discussion, and approved.
4. Motion for the same volunteer to continue as Internet/Webmaster (Mark Doyle). Seconded, no discussion, and approved.

President's Report:

1. Additional quotes from BNR and Sunland Asphalt are underway for road maintenance crack-sealing and seal-coating.

- It is important to remove accumulated erosion sand which scours road surfaces. Thanks to Bud Frazee for clearing the junction of Palisades Drive and Hickory Court. Any volunteers would be appreciated to continue to keep the road free of accumulating sand.
 - Note that ant colonies immediately adjacent to the asphalt dig below and undermine the road, causing expensive underlayment damage. Please monitor the roadside adjacent to your property and remove ant colonies or notify a Director for removal.
 - The topic of exploring bulk garbage pickup to reduce heavy truck road damage was raised. Member discussion included number of barrels per week, number of pickups per week, yard versus household waste, time of pick up, natural-gas powered trucks, and reduced noise. Lynn Mattingly will clarify with the asphalt companies the extent to which multiple heavy garbage trucks turning on the cul-de-sac radius shortens the life-span of our roads.
2. The road shoulder mowing contract (May-October) was renewed at the same cost. Lee Olson purchased a new mower with a wider cut and will mow wider if the way is cleared for him. That work is underway by volunteers to remove roadside growth immediately adjacent to the road.
 3. Volunteers hold off the expense of hiring a management company. A reminder to please treat them kindly!

Treasurer's Report:

1. Year-end 2024 and first-quarter 2025 financial review. Road maintenance expenses dominate the budgeting task. Currently the HOA has about \$66,000 in the road reserve account.
2. Road fund allocation is invested in FDIC-insured CDs which generate interest income.
3. All assessment payments were received in a timely fashion (full or partial) with balances due by end of August.
4. Financials are reviewed monthly by volunteer Treasurer Monitor (Diana Doyle).
5. A CPA was hired this year due to additional income from the CDs and to verify that the HOA was complying with IRS regulations and Arizona tax reporting laws.

Committee Reports:

1. Architectural: One approval pending. No "friendly reminders" and no violations.
2. Internet/Webmaster: A reminder that the CenturyLink contract continues for another four years, ending mid-2029. Some Members have supplemented with HPAZ, CIS, and Starlink. We will monitor those in preparation for future recommendations. Verizon 5G MiFi mobile home Internet has now reached southward to Hereford Rd. Cellular options will also be monitored.
3. Front Entry Care Committee: The irrigation has been repaired, now has no leaks, and probably will not need a complete maintenance spend this year. Thanks to committee chair Bob Arrigoni for his work on the irrigation system, to Kelley Adams and Fran Mattera for volunteering to regularly check that the system is on, and to the Stichas for litter clean-up.

Old Business:

1. Resignation of Wafaa Smith from Board of Directors. Kelley Adams (VDO resident since 2023) was selected by the remaining Board Members in May 2024 and shall serve for Wafaa's unexpired term. Thanks to both for volunteering.
2. The 2024 HOA Financial Review is posted on the web at: www.vistadeloro.org/document-archive/. Thanks to volunteer reviewers Sarah Sticha, Jack Dempsey, and Greg Valentine.

New Business Board Action Items:

1. Discussion of oak tree fire remediation/ladder fuel removal on VDO conservation easement land in order to preserve our mature oaks.
 - Member discussion raised topics of removing limited dead wood and only ladder fuels, what to do with the cut brush, and to what height cutting should be allowed.
 - Motion to allow brush removal by volunteers on mature trees in the HOA common area up to 6 feet from the ground and to safely disperse the brush away from properties. Seconded and approved.
2. Discussion of wildlife nuisances including javelina, deer, rodents, and snakes.
 - Member discussion raised topics of managing wildlife such as javelinas and trash cans, landscape damage, rodents attracting snakes, and rabies awareness.
 - Decision to put together a community-wide awareness email that will have tips on preventing human-wildlife issues, keeping our wildlife wild, and a reminder of the rattlesnake help telephone number.

Open Call to Members: No comments.

Adjournment: Motion to adjourn, seconded, and approved. Adjourned 5:00 PM.

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Your current Board of Directors and Officers are:

Lynn Mattingly, Director & President, (520-266-3103), vdhoapresident@vistadeloro.org, term ends 2028 Annual Meeting

Mark Doyle, Director & Vice President, vdhoavicepresident@vistadeloro.org, term ends 2026 Annual Meeting

Kelley Adams, Director, vdhoadirector@vistadeloro.org, term ends 2027 Annual Meeting

Officers: Secretary Diana Doyle, vdhoasecretary@vistadeloro.org; Treasurer Jerilee Mattingly, vdhoatreasurer@vistadeloro.org

Our current representative on the 3-Canyons HOA Board: Lynn Mattingly, section20w@threecanyonsranch.com (Section 20West)

Note: VDO Director terms are 3-years; a new Director is 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 of Directors, scheduled mid-April and mid-October.