

2026 SPRING BOARD OF DIRECTORS MEETING FOR COCHISE VISTA DEL ORO

Saturday, May 16, 2026 — Mattingly Residence, 5910 E. Hunter Creek Court

Call to Order: 3:36 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 10 of 44 present.

Adams, Barfield, Dempsey, Dobyns, Doyle, Earhart, Fields, Harris, Mattingly, Sticha.

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:

President Lynn Mattingly, Vice-President Mark Doyle, Treasurer Jerilee Mattingly, and Secretary Diana Doyle. Motion to maintain current officers. Motion seconded and approved.

Selection of Committees by the Board:

1. Architectural Committee (currently Ron Harris; Scott Sticha; Lynn Mattingly, Chair).
2. Front Entry Care Committee (currently Kelley Adams; Bettina Arrigoni; Fran Mattera; Bob Arrigoni, Chair).
3. Nominating Committee: (Board)
4. Internet/Webmaster (currently Mark Doyle, Chair)
5. Motion to maintain the current committees. Motion seconded and approved.

President's Report

1. Proposal from BNR Paving for road repairs and maintenance discussed. Motion to accept the bid for concrete valley gutter repair at E. Hickory Ct. and skin patching at E. Blue Oak Ct., not to exceed \$7,500 (10% over current bid). Motion seconded and approved.
2. Mowing and weed control contract (May-October) was renewed at the same cost.
3. Volunteers hold off the expense of hiring a management company. Please treat them kindly.
4. Please support the upcoming 3 Canyons Ranch HOA By-Law Amendment. This will be sent out with the Director ballot and assessments by mail late May/early June from Agave Management.
5. Adios to all the Members who are moving on. You'll be missed.

Treasurer's Report

1. Financial Review — 2025 fiscal year, 2026 first quarter.
2. Road fund allocation to FDIC-insured CDs.
3. All assessment payments were received in a timely fashion (full or partial) with balances due by end of August.

4. A CPA was hired again for the 2025 year due to additional income from the CDs and to confirm compliance with IRS regulations and Arizona tax reporting laws.
5. Financials are reviewed monthly by volunteer Treasurer Monitor and Secretary Diana Doyle.

Secretary/Treasurer Monitor Report:

1. Thanks to Jerilee Mattingly for volunteering to do the monthly books. All looked fine.

Committee Reports

1. Architectural: (Lynn Mattingly, Chair). Six applications approved in 2025, three approved so far in 2026, a few "friendly reminders," no violations.
2. Internet/Webmaster: (Mark Doyle). Nothing new to report.
3. Front Entry Care Committee: (Bob Arrigoni, by email). Drip system is presently working with no leaks. System is on four days per week and duration will be increased in summer. All dead limbs from this past winter have been cut and are being temporarily stored behind the east-side entrance wall for disposal. Weeding will be ongoing. No need to hire a gardening contractor. Treasurer Jerilee Mattingly added that water bill is monitored monthly to alert the Front Entry Care Committee of any potential irrigation leaks.

Old Business

1. The 2025 HOA Financial Review is on the website. Thanks to volunteers Sarah Sticha, Jack Dempsey, and Greg Valentine.
2. At the October meeting a Member suggested creating a map of Owners' names and lots. The 3 Canyons HOA decided it was not a productive use of volunteer time to do Member updates on maps since this information is readily available on Cochise County's various websites and there are more than 600 owners in 3 Canyons. The map for VDO is available on the VDO website home page, www.vistadeloro.org, then click on the "Our Neighborhood" tab in green.

New Business Board Action Items: None

Open Call to Members

1. A Member raised the issue of homeowner insurance policies being cancelled, followed by a brief discussion..

Adjournment: Motion to adjourn, seconded, and approved. Adjourned 4:24 PM.

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Your current Board of Directors and Officers are:

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

Mark Doyle, Director & Vice President, vdohoavicepresident@vistadeloro.org, term ends 2029 Annual Meeting

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

Officers: Secretary Diana Doyle, vdohoasecretary@vistadeloro.org; Treasurer Jerilee Mattingly, vdohoatreasurer@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.