2026 FALL BOARD OF DIRECTORS MEETING FOR COCHISE VISTA DEL ORO

Saturday, October 24, 2026 — Mattingly Residence, 5910 E. Hunter Creek Court

Call to Order: 3:27 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 15 of 44 present.
Adams, Arrigoni, Barfield, Bloom, Daggett, Dobyns, Doyle, Earhart, Fraze, Green, Harris, Jones, Mattingly, Objective Ventures LLC, 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.

President's Report

1. Business as usual, no major changes or issues.
2. The legislature made a few miscellaneous changes to HOA laws, primarily relating to shade structures.
3. A volunteer succession plan is needed for Directors and Officers to pass along the institutional knowledge to successors.
4. A member reported their homeowners insurance company sent an inspector, ultimately required additional clearance of shrubs to avoid cancellation. (A "Homeowners Association Loss Assessment" rider may be available through your homeowners insurance for a reasonable cost.)

Treasurer's Report

1. All assessments have been collected.
2. The CPA completed the 2025 tax returns, taxes remitted.
3. Income item for transfer fees increased due to the number of property transfers.
4. Expense item for Internet deposit refunds increased, also due to transfers.
5. Road repair expense for drainage repairs at Hickory Ct. & Palisades Dr. was not budgeted. Funds came from the Reserve Fund.
6. Web page expense, although budgeted yearly, is invoiced every 3 years.
7. The Net Ordinary Income "loss" is due to the drainage repairs, paid out of the Reserve Fund.
8. Financial reports are generated, then reviewed monthly by volunteer Diana Doyle.

Committee Reports

1. Architectural: Friendly reminders issues, as typical during weed season. Five applications were approved YTD, although some get approved and never built.

2. Internet/Webmaster: Nothing new on CenturyLink. No outages or bulk service issues to report. Committee Chair Mark Doyle summarized where we stand at the halfway point on our VDO 5-year CenturyLink Internet contract:
    - Some Members have augmented the CenturyLink service (either for bandwidth increases, separate WiFi "zones" for family/guests, or work-related redundancy/backup) with additional Internet technology and providers. An overview of the options, advantages/disadvantages, and costs was given.
    - At a high level, Cellular Home Internet is now available from two carriers but is relatively slow, expensive, and "fragile." Poor value and no real argument for adding to your existing HOA-contracted CenturyLink service. WiNet options are led by HPAZ, which offers plans with increased speed and cost but is overall costly for the bandwidth delivered and carries additional installation and equipment costs. Again, no strong argument for adding to your existing CenturyLink service. Satellite options are led by Starlink and multiple VDOers requiring more "ooompf" have added their service with high success, both in capability and customer satisfaction. Multiple plans are offered, with tiered speed and cost, and include free equipment and professional installation.
    - Mark has been working with some Members to help define their requirements, choose a technology provider and plan, and place exterior/interior equipment for best performance.
3. Front Entry Care Committee:
    - The VDO irrigation system located at the front entrance is functioning well. No leaks or current maintenance issues to report. The system was turned off for most of the summer monsoon season. The system is back on, scheduled to irrigate three times per week. As we get into winter we'll drop that to 1-2 times per week. Landscaping looks good.
    - Committee Chair Bob Arrigoni raised the question of who was spraying the weeds, that it was not necessary since he weeds by hand, and prefers that no chemicals are used. President Lynn Mattingly said he would look into that issue.
4. Road Report:
    - Drainage repairs at Hickory Ct. & Palisades Dr. were completed at the contracted amount.
    - Road shoulder mowing ongoing as needed, May-October.
    - 2027 projected repairs: repairs, crack sealing, and seal coating on the main portion of Palisades Dr., from 3 Canyons Rd. to White Leaf/Silver Leaf Cts.
    - Broken extruded concrete curbs – Committee Chair Lynn Mattingly raised the question of whether to repair or ignore them. No decision reached yet.
5. The 2025 Financial Review Committee: Results were posted on the VDO website in February 2026.

New Business Board Action Items

1. See above (President's Report) regarding succession planning and the need for volunteers. Committee members can be appointed at any meeting; Director and Officer positions occur at the Spring Annual and Board Meetings.
2. 2027 Proposed Budget
    - $575 basic assessment for all 44 lots. (Up $25, a 4.5% increase, $25,300 annual.)
    - Internet assessment unchanged at $315. (Applies to the 39 lots with homes, $12,000 annual.)
    - Total assessment budget of $37,300, total income $38,700 (to include Internet equipment deposits and transfer fees).
    - Motion for the assessment to increase to $575 basic assessment for all lots and the additional $315 Internet assessment to all lots with homes to remain unchanged, seconded and approved.

3. 2026 Financial Review Committee: Two of our regular volunteers have moved on. Sarah Sticha agreed to continue to volunteer. Sherry Daggett and Cindy Green volunteered. Motion to nominate Sarah Sticha, Sherry Daggett, and Cindy Green to the Financial Review Committee, seconded and approved. Thank you Sarah, Sherry, and Cindy!
4. Committee volunteers needed
    - Motion to include Bud Fraze and Ron Harris on the Road Committee (Lynn Mattingly continuing as Chair), seconded and approved.
    - Motion for Diana Doyle to continue as monthly financial monitor, seconded and approved.

Open Call to Members

1. The issue of speeding on 3 Canyons Rd. and within VDO was discussed. Three Canyons HOA has approved plans to place speed humps along 3 Canyons Rd. At a future time, VDO will discuss the possibility of similar speed humps within VDO.
2. President Lynn Mattingly summarized upcoming construction work by Liberty Water along the fire access corridor at the end of Palisades Dr.

Adjournment: Motion to adjourn, seconded and approved. Adjourned 16:44 PM.

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Your current Board of Directors and Officers are:
Lynn Mattingly, Director & President, (520-266-3103), vdohoapresident@vistadeloro.org, term ends 2028 Annual Meeting
Mark Doyle, Director & Vice President, vdohoavicepresident@vistadeloro.org, term ends 2029 Annual Meeting
Kelley Adams, Director, vdohoadirector@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.