

Cochise Vista Del Oro Homeowner's Association

8794 S. Palisades Dr, P.O. Box 1535, Hereford, AZ 85615

Minutes of the Fall Board of Director's Meeting (Draft)

Date: 4:00 PM Saturday, November 9, 2019

Location: Mattingly residence, 5910 E. Hunter Creek Ct.

Call to Order: 4:04 pm by President Lynn Mattingly

Board Members & Officers Present, Establish Quorum: Lynn Mattingly (President), Clark Bloom (Board Member at Large); Jill Bachman (Secretary), DeeDee Hoeft (Treasurer). 8 member homes represented.

Acceptance of Agenda: accepted as posted on the website.

Action Item: The Board appointed Mark Doyle to fill the vacant Vice-President position, whose term ends March, 2020. Thank you, Mark, for volunteering, and thanks to Rachel Call for filling the role until she moved. Mark joined the officers for the duration of the meeting.

Acceptance of Minutes from Previous Meetings:

- April 18, 2019 (Regular Board Meeting)
- May 18, 2019 (CCR Amendment, ballot)

Both sets of minutes were approved as written and posted on the website.

President's Report:

- Action Item: Two Members in arrears, estimated total less than \$1,000. Discussion was held about whether to take legal action to recover now, or wait until the next Board meeting (est. March 2020), at which time invoices will have been sent out for 2020's assessments, and past assessments may have been paid. No action taken. Tabled until next meeting.
- CCR amendment was recorded with the county.
- Invoices will be sent out shortly for November and December 2019 internet service.
- Thanks to Brad Hoeft for his help with mowing while Lee was out, and to Scott Sticha for his help in tidying up the front monument entry.
- Lynn will be adding laminated vinyl to the west-facing stop signs, as they are almost unreadable now.

Treasurer's Report:

- Reviewed YTD financials
- Action Item: Proposed Budget 2020. The proposed budget was reviewed, and adjustments were made in 3 line items: (1) reduce legal fees from 1000 to 775, (2) increase website cost from 125 to 250, and (3) increase electricity from 500 to 600. These changes did not make a change to the Total Expense of \$27,630. It was moved and seconded to approve the proposed budget with the adjustments described above. The 2020 budget was approved. There was discussion about investigating a solar lighting package for the monument entryway. Lynn said he was willing to look into that.

- Annual assessments will continue at \$300 per member, including vacant lots, and the annual internet assessment will be \$360 per member with homes. It was moved, seconded and approved to offer members 2 payment options: (1) pay both assessments, if applicable, in full as per usual, due at the end of February, or (2) pay half the assessments, due at the end of February and end of August.

Financial review: Two volunteers, Greg Valentine and Sarah Sticha, have agreed to review VDO's financial records after December 31. Thank you Greg and Sarah.

Committee Reports:

• Architectural

Gerry Rovner reported on VDO activity since the last meeting.

1 wall request was approved.

2 pergola requests were approved.

He has been notified that 2 landscape plan requests are expected.

Gerry asked that periodic reminders go out to all homeowners, to the effect that anything done outside (for example, front landscaping, hardscape, house repainting) needs to be approved by the Architectural Committee. The committee seeks to help members in an advisory capacity, and so should be contacted early in a project. Lynn agreed to include reminders and Jill was asked to look into putting it in a prominent place on the website. A friendly reminder also needs to be included about maintaining landscaping.

The committee will function under the following guidelines:

- Meetings: 2nd Tuesday of the month if needed.
- The committee reviews and approves requests. If there are issues (fines, Notice of Violation, non-approval) the committee will refer it to the Board.
- Approvals are given for one year; if projects are not begun with the year, they need to be resubmitted for approval.

This information will be written into a VDO procedure, and Jerilee Mattingly offered to develop a pdf fillable form just for VDO requests.

• Internet

Mark Doyle reported that 36 homes have the new internet service, 3 are pending due to member availability or access, and 5 are vacant lots without homes. He plans to issue a procedure soon for how to measure internet speed if you are interested. He encouraged everyone to keep the 2 DTN account numbers assigned to each home; the one written on the box that Century Link provided with the "parts and pieces", and the second one he sent in an email to each member. He reminded everyone to make sure that they have stopped their individual residential service, and are now are part of VDO's bulk billing. This information was sent out in the detailed email instructions that included the DTN number mentioned above.

A big thanks to Mark Doyle for his tireless work on this issue and process for VDO!

Old Business: Delivery of VDO mail to cluster boxes – Recent progress after going to the Postmaster General. Lynn is still working on it.

New Business: Assistant Treasurer Position? After discussion and budget and billings, Dee Dee felt as if she could continue the Treasurer role without additional help.

Open Call to Membership: Discussion re: dark skies initiative. Members present expressed support for the dark skies lighting standards referenced in the CC&Rs. It was noted that some homes appear to have bright lighting at nights, including landscape lighting that reflects upwards on house walls. Gerry and Neil have agreed to survey the neighborhood to see how many homes are in compliance. It was suggested that Lynn inform the members that such a survey would be done, to prepare folks in case their exterior lighting should be modified.

Adjournment: 5:21 pm

Board of Directors and Officers:

President Lynn Mattingly, (520-266-3103), VDOHOAPresident@vistadeloro.org , term ends March 2022

Vice President Mark Doyle, VDOHOAVicepresident@vistadeloro.org, term ends March 2020

Board Member @ Large Clark Bloom VDOHOADirector@vistadeloro.org, term ends March 2021

Secretary Jill Bachman VDOHOASecretary@vistadeloro.org

Treasurer DeeDee Hoeft VDOHOATreasurer@vistadeloro.org

VDOHOA area representative on the 3-Canyons HOA Board: John Langholff, threecyns-board20west@yahoo.com (Section 20 West)

Note: VDO Board member terms are 3-years; new board members are voted on by the membership and announced at the Annual meeting;
Officers are appointed yearly at the spring board meeting by the board members.

Board meetings are tentatively scheduled for mid-April (includes Annual) & mid-October.