

Center Pointe Vistoso Community Association
Board of Directors Meeting
Minutes

July 15, 2021
5:30 pm
TeleConference

Attendance: Jane Baker
Monica Howell
Chad Collet
Wesley Avery
John Davis

- I. CALL TO ORDER - Jane @ 5:31 pm
- II. ANNOUNCEMENTS
 - A. Town council continuing vistoso purchase efforts. Per Pat Sturmon of Preserve Vistoso: Mayor and Vice Mayor big supporters of Preserve Vistoso. On 7 July, Town Council unanimously reaffirmed its commitment to keep Vistoso as open space. Homeowners are requested to participate in community comments to show community support of closing on property. The Town continues to negotiate purchase agreement; the sale of the 6 acre high density zoned parcel to a developer is contingent upon sale of ~200 remaining acres by Conservation Fund, and the appraisal of 200 acres is pending. If negotiations on price fail, Town will continue to pursue all legal options w/r/t the property.
- III. SECRETARY'S REPORT
 - A. Approval of Minutes:
 1. June 3, 2021 Board of Directors Meeting and Executive Session
 - a) Jane motion to approve June 3 2021 Exec and Bd meeting minutes
 - b) Motion approved
- IV. TREASURER'S REPORT
 - A. Chad reviewed; no corrections or questions. YTD, 29,800 under budget.
 1. Jane motion to approve May report
 2. Motion approved
- V. NEIGHBORHOOD WATCH COMMITTEE
 - A. New Chair: Laura Malick Smith
- VI. ACTION IN LIEU
 - A. Board hired HBS for mobile security Jul 2 - Aug 2; weekend nights (3 hr shift) to supplement neighborhood watch @ \$846/mo.
 - B. Chad motion to approve HBS security through labor day
 - C. Discussion:
 - D. No comments
 - E. Motion approved

VII. ARC REPORT

- A. Monica: We met with VCA ALRC in May to review design guidelines; VCA approved design guidelines in July ALRC meeting; update to plant list forthcoming after further discussion with VCA ALRC.
- B. Highlights: string lighting now prohibited (in line with VCA master). Iso removed sentence regarding driveway extensions that purpose is walkway to gates; "no parking" remains.

VIII. LANDSCAPE REPORT

- A. No walkthrough this month w/ AAA
- B. Homeowner asked if we are looking at trees--we are reporting trees that need to be staked, bare roots, etc., to AAA
- C. More items on our list to AAA have been completed
- D. A few trees fell in the monsoon and were removed
- E. AAA recommends to add a sprinkler head to grass--not sure why as there used to not be an issue--we will question that expense
- F. DC 1 sprinklers apparently vandalized regularly; heads being broken off; doesn't appear to be inadvertent or wildlife
- G. Riprap in erosion places: ~1k
- H. Jayne has gone around to plug unused drips
- I. Landscape lighting timers issues are still not addressed. Ongoing issue with AAA not adjusting properly.

IX. MANAGEMENT REPORT

- A. Board held executive session prior to this meeting
- B. Pest control price increase communicated (5.50/mo)
- C. Clubhouse reservations--please do not move patio furniture for events--use clubhouse patio furniture for guests
- D. Option in homeowner portal for e-statements rather than paper; you can also call mission with your email address and Mission will set e-statements
- E. Please do not make requests via Facebook--contact Mission directly
- F. How the Association handles gate tags for former owners: Old owner's RFID and code is deleted from database; new owner gets two free RFID tags; until recently, RFID tags were not tracked by homeowner.
- G. We are over budget on RFID tags--we pay 12.44/tag; charge homeowners 15/tag; new homeowners get 2 free. Discussion regarding a reasonable limit on the number of RFID tags per homeowner. If we have to pay for each beyond 2, what's the concern? Issue is legacy database and cleaning that up.
- H. Perhaps upon #5 request, we scrutinize the request a little more

X. OLD BUSINESS

- A. Community projects and maintenance updates:
 - 1. Got refund from Kaiser for pre-paid and unused time
 - 2. 2 more pool chaise seats replaced
 - 3. Working with the electricians on a number of small projects
 - 4. Wall painting: pinnacle pricing in 29k; first price increase and due to supplier cost increases; DC1 almost finished; Summit North is next

5. Handyman: mail deliverer hitting head on top of boxes housing; boxes weren't flush mounted so we had the handyman reorient the boxes.

B. Pool vehicle gate:

1. Price: 21,097
2. Will operate on a timer; includes fire sensors, etc.
3. Submitted to VCAALRC and approved
4. Working with the town to ensure proper permits obtained; need to show traffic maneuverability for ~\$400 with civil engineer

C. Fob conversion for pool pedestrian gates:

1. Eagle: 8865; Alltech 8778
2. Jane motion to select Eagle to covert to FOBs
3. Discussion:
 - a) Homeowner questions/comments:
 - (1) What reliability information do we have from the vendor?
 - (2) Can homeowners buy additional FOBs beyond the one issued?
 - (3) Can track entry, which helps for vandalism, and can turn off access for late payments, etc.
 - (4) I like the Fob system; what about if you damage or lose the fob?
 - b) John: What about ironing out these details in advance of committing?
 - c) Monica: 1 per household; if it breaks, you lose it, you pay for it
 - d) Additional homeowner questions/comments:
 - (1) We need a way to get another fob if we lose/drop; we need two per home; what's to stop kids from climbing the fence anyway
 - (2) Fob "Refresher pads" are available to reactivate Fobs
 - (3) If we can track who goes in/out, would this mean we couldn't have two fobs? Should we be concerned about infringing on privacy policy?
 - e) Motion approved

D. Cactus fence:

1. Two options--larger sized plants 6.7k, or smaller plants 3.8k (Brightview)
2. Monica: improves look, I think; also, I think it is a good deterrent
3. Chad: we need to add landscaping there; I don't think it will be a deterrent
4. Another proposal provided to lay riprap in eroded areas 1.2k
5. Jane motion to approve larger plant proposal and approve riprap proposal
 - a) Discussion:
 - (1) Wes: what is the typical costs for monsoon loss re-landscaping?
 - (2) Jane: often we haven't replaced in every instance because of overplanting; sometimes we do replace
 - (3) Homeowner questions/comments:

(a) I think the two items should be separate votes; did you get a proposal from AAA?

(4) Jane: haven't got a proposal from AAA when we've asked in the past

6. Motion approved

XI. COMMUNICATIONS COMMITTEE

- A. Volunteers: Dan Sturmon, Jim Dobbin (also on VCA comms committee)
- B. Goal: to provide pertinent, timely, and accurate information to the community at the direction of the board
- C. Proposal that the committee take control of News eBlasts, News Mailbox Flyers, Website
- D. Jane motion to approve committee and members
- E. Discussion:
 - 1. Chad: does it make sense to do this when Jane and John are up for election in Nov?
 - 2. John: would take 30 days to stand up
 - 3. Homeowner comment: I applaud this and think the volunteers would be great. I suggest you write a charter, and that 1 board member is in charge; personal stuff like babysitting should be handled via facebook
- F. Motion approved

XII. NEW BUSINESS

- A. Volunteers for Tuesday Pool Trash Can Duty "Trash Fairies": please get in touch with Mission if you had done this in the past, and tell us if you can do this
- B. Wes: could we fold this into an existing committee/team/group?
- C. Monica: maybe we have someone do it for a month at a time; Monica volunteered to handle December.

XIII. OPEN FORUM

- A. Homeowner comments/questions:
 - 1. I can't believe we are having people take out the trash. We should be able to have landscaper, pool service, handyman, etc., handle
 - 2. Request that the board consider a way to acknowledge comments and answer questions, maybe have Kim publish the questions and answers back to residents following the meeting.
 - 3. Thank you for putting the pooch poop station in the northern part of the Association; was hoping it would be in DC2 or Summit North. Can we review/add another?
 - a) Monica: too close to homes over there, unfortunate
 - b) Another homeowner: unfortunate that there are two in Pinnacle and nothing on the Summit side of Pebble Creek.

XIV. ADJOURNMENT - Jane @ 7:05 pm

Notes:

Action Items

Motions/Decisions