

**2024 FALL BOARD OF DIRECTORS MEETING FOR COCHISE VISTA DEL ORO**  
Saturday, October 26, 2024 — Mattingly Residence, 5910 E. Hunter Creek Court

**Call to Order:** 4:30 PM.

**Establish Board Quorum (2/3rds required):** Quorum established with 2 of 3 present.  
Lynn Mattingly, President; Mark Doyle, Vice-President.

**Establish Member Quorum (10% (5 members) required):** Quorum established with 8 homes represented: Bloom, Dempsey, Doyle, Firle, Harris, Mattingly, Sticha, 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.

**President's Report:**

1. Most exterior changes to properties need to clear the Architectural Committee.
2. An Emergency Board Meeting was held May 7, 2024, to accept a resignation from the newly appointed Treasurer. No volunteers from other members. Jeri Mattingly was appointed as Treasurer with Diana Doyle to monitor the Treasurer's work.
3. Approval of Minutes from Emergency Board of Directors Meeting held May 7, 2024. Motion to accept, seconded, approved.
4. A new Arizona law mandates no agenda changes less than two days prior, nor any Board discussion for items not on the agenda.
5. A new Federal Corporate Transparency Act requires registering a Beneficial Owner Information Report (BOIR) with the Financial Crimes Enforcement Network. Beneficial Owner for VDO would be the current President. Lynn Mattingly to register for 2024.

**Treasurer's Report:**

1. Budget YTD and 2025 discussed.

**Committee Reports:**

1. Architectural: Eight applications approved YTD, one Notice of Violation was resolved.
2. Internet/Webmaster:
  - One violation, with the \$300 Internet deposit being withheld by the HOA. *Reminder that CenturyLink Internet equipment, accessories, and their setup/use are the responsibility of the departing homeowner.*
  - CenturyLink Internet contract was renewed for five years, ending mid-2029.

**Old Business:**

1. The circular concrete mailbox driveway was completed for \$15,000 after a generous donation from Lot 01, Travis Barfield. Thank you Travis!
2. The front entry monument benefitted from Bob Arrigoni's hard work on the irrigation system, along with his team of Bettina Arrigoni, Kelley Adams, and Fran Mattera. Many thanks!
3. US Postal delivery problems are still a regular occurrence; complaints via the USPS website don't appear to be of value. Interim Postmaster Stephani Bright may be more helpful.

**New Business Board Action Items:**

1. The Nominating Committee consisting of your current Board of Directors is always looking for volunteers for the yearly open Director slot. No Board nominations from those present.
2. The 2025 Budget:
  - Proposed a \$460 basic assessment applied to all 44 lots, a \$315 Internet assessment applied to 39 homes. The basic assessment reflects an 18% increase to keep up with proposed future road expenses.
  - Proposed increasing the \$200 property transfer fee to \$400. This amends the 2025 Budget to an estimated two transfers at \$400 each.
  - Motion to approve the 2025 Budget as amended, seconded, approved.
3. Financial Review Committee: Minimum of two volunteers to review after the end of the FY, early 2025. Sarah Sticha, Greg Valentine, and Jack Dempsey were nominated, seconded, approved.

**Open Call to Members:** No comments.

**Adjournment:** 5:17 pm.

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Your current Board of Directors and Officers are:

Lynn Mattingly, Director & President, (520-266-3103), [vdohopresident@vistadeloro.org](mailto:vdohopresident@vistadeloro.org), term ends 2025 Annual Meeting

Mark Doyle, Director & Vice President, [vdohovicepresident@vistadeloro.org](mailto:vdohovicepresident@vistadeloro.org), term ends 2026 Annual Meeting

Wafaa Smith, Director, [vdohoadirector@vistadeloro.org](mailto:vdohoadirector@vistadeloro.org), term ends 2027 Annual Meeting

Officers: Secretary Diana Doyle, [vdohoasecretary@vistadeloro.org](mailto:vdohoasecretary@vistadeloro.org); Treasurer Jerilee Mattingly, [vdohoatreasurer@vistadeloro.org](mailto:vdohoatreasurer@vistadeloro.org)

Our current representative on the 3-Canyons HOA Board: Lynn Mattingly, [section20w@threecanyonsranch.com](mailto: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.