

ARROYO VISTA BOARD MEETING

Meeting Minutes

January 20, 2026 – 4:15 PM

Board Members Present

Scott Christensen

Kelley Kurtzman

Bob Limbocker

1. Annual Meeting Planning

The Board reviewed and discussed the proposed agenda and presentation responsibilities for the upcoming Arroyo Vista Annual Meeting.

Scott Christensen will call the meeting to order, provide introductions, establish quorum, address approval of the prior meeting minutes, announce election results, and discuss 2026 priorities.

Julia Holland will present a State of the Ranch update, including cable television savings of approximately \$24,700 in 2025 and an additional \$13,000 anticipated in 2026.

Association financials will be presented, followed by comments from the Arroyo Vista President and Board.

Kelley Kurtzman will highlight key accomplishments, including Gainey Ranch gate improvements, updated driveway pavers, garage doors, gates and front doors, two community social events, and landscaping improvements. She will also review 2026 focus areas, including worn or torn awnings and development of an Arroyo Vista community directory.

Bob Limbocker will discuss the Association's relationship with the golf course, golf course gate access, bare turf areas adjacent to Arroyo Vista, holding the 2026 assessment flat, and procedures for accessing the golf course through the gate.

The Board identified 2026 priorities including evaluation of a 0.25% Enhancement Fee related to property sales, development of an Arroyo Vista directory, continued landscaping and lighting improvements, and community social engagements.

The Annual Meeting will conclude with an open resident question-and-answer session.

2. Paint Schemes

The Board discussed adding an almond-colored window frame option to Paint Schemes 1–4. Scott Christensen will attend the January 22, 2026 MAC meeting at 1:30 PM regarding the proposed addition.

3. Golf Course Matters

Bob Limbocker discussed the area behind Unit 7 on the golf course side of the gate/wall, which currently consists primarily of bare dirt. The golf course is expected to plug the area again in July. Information regarding resident golf course gate access will also be communicated to the community.

4. Street Lighting

Kelley Kurtzman provided an update regarding the street lighting issue. The contractor continues to work on locating the necessary junction box. Lighting improvements will remain a 2026 focus item.

5. Financial Update

November 2025 financials were reported to be on budget. The Board is awaiting December and final year-end financial statements.

The Board discussed maintaining assessments at the current level for 2026.

The Board also discussed the process and governing-document requirements associated with establishing a potential Enhancement Fee, including the percentage of homeowners and/or votes that may be required for approval.

6. Unit 41 Sewer Repair

The Board discussed a sewer disconnect affecting Unit 41. Repairs require excavation of the driveway to an approximate depth of eight feet and removal of a portion of the sidewalk.

7. Street Sweeping

Scott Christensen is obtaining a proposal from a street sweeping company. The Board discussed the possibility of establishing a recurring service, potentially on a monthly basis.

8. 2026 Focus Items

The Board identified awnings, community lighting, landscaping improvements, the Arroyo Vista community directory, and social events and resident engagement as additional focus areas for 2026. Board members will divide responsibility for researching and advancing the various projects.

9. Southwest Gas

The Board discussed a potential community communication regarding Southwest Gas. The communication will be held until after the Annual Meeting.

10. Arroyo Vista Directory

Work continues on development of an Arroyo Vista resident directory in coordination with GRCA staff.

11. Adjournment

There being no further business, the meeting was adjourned at 5:10 PM.