

ARROYO VISTA BOARD MEETING
Meeting Minutes
April 9, 2026 – 3:38 PM

Board Members Present

Scott Christensen
Bob Limbocker
Jeff Bjornstad
Kelley Kurtzman

1. Financial Review

The Board reviewed financials to date and discussed current items. No significant concerns were noted. The Board questioned why the cable expense remains low and whether a future true-up should be anticipated.

Gate Operations – Bob noted an expense of approximately \$165 per month that was not included in the budget. Scott will investigate.

Plants/Landscaping – The Board discussed approximately \$11,000 budgeted for plants and landscaping, including plants, trees, maintenance, and seasonal planting in April and November.

Termite & Pest Control – Approximately \$250 per year is budgeted for termite and pest control.

Monthly Assessments – Monthly dues are \$238 per home, with \$18 per month per household allocated to Reserves.

Community Enhancement Fee – Scott will follow up with Julia regarding the Community Enhancement Fee on Monday.

Street Cleaning – The Board discussed whether street cleanup could be scheduled twice monthly during March and April. Scott will follow up.

2. Gainey Ranch Action Items

Cable Project – Vaquero is expected to be the first area upgraded as street work is already needed there.

Estate Club – The Board discussed community conversations regarding possible uses of capital funds, including a dog park, croquet court, or bocce ball court.

3. Board Assignments & Key Points of Contact

The Board established areas of responsibility for ongoing Arroyo Vista matters:

Scott Christensen – Financials, cable matters, and Gainey Ranch items, including the Community Enhancement Fee of 1/4 of 1%.

Kelley Kurtzman – Arroyo Vista operations, including lighting, awnings, and the directory.

Bob Limbocker – Gainey Ranch Golf Club matters.

Jeff Bjornstad – Security matters.

Petra – MAC matters.

Carolyn, Rikki & Diane – Social Committee events.

Landscaping – Bob provided an update that replanting along Units 7–10 on Arroyo is anticipated for the end of May.

4. Security & Gate Access

Scott met with Mike regarding gate systems used throughout Gainey Ranch. The Board discussed DoorKing and the newer LiftMaster system currently used in Estates.

The Arroyo Vista gate currently has three cameras capturing vehicles entering the neighborhood, including top, license plate, and facial views. The Board discussed adding a second cell phone number for the front gate. Vanessa can add a second number, which would be a random four-digit number beginning with #. A separate four-digit code that does not begin with 0 can also be selected and assigned to individual homes.

The Board would like to test the available options. Kelley will also share the information with RJ and Christina for testing. Examples discussed included #123 for a cell phone entry and a four-digit code such as #1234.

The LiftMaster option includes phone and app-controlled access at approximately \$7 per month. Vaquero is also considering a transition to LiftMaster.

5. Communications, Social Events & Landscaping

Newsletter – Kelley will prepare an end-of-season newsletter. Items to include are continued security monitoring and the three-camera system, the fall gathering, and Cul-de-Sac Cocktails. Kelley contacted Diane regarding advertising the Cul-de-Sac Cocktails event.

Fall Landscaping Walk – Scott will schedule a landscaping walk with Heather for the first week of November.

Capital Expenditures – The Board discussed Arroyo Vista capital expenditures for the year. No capital expenditures are currently scheduled.

Fall Welcome Back Community Get-Together – The event is planned for Saturday, November 14 at 9:30 AM. A flyer will be prepared. RJ & Christina or Terry & Courtney were discussed in connection with the event. Carolyn, Diane & Rikki will coordinate.

Holiday Gathering – The Board discussed a possible holiday-themed gathering. The newsletter will also include information regarding Cul-de-Sac Cocktails at House 24, coordinated by Diane.

6. Adjournment

There being no further business, the meeting was adjourned at 4:51 PM.