

Lagos Vistoso Homeowner Association
A Non-Profit Corporation

**Board of Directors
Open Meeting Agenda**

Wednesday, December 17th, 2025 – 7:00 pm

Mission Coffee and Tea – 2410 S Gilbert Rd, Ste C-7, Chandler, AZ 85289

Or join remotely:

<https://v.ringcentral.com/join/001314487>

Meeting ID: 001314487

Or dial: 650 419 1505

Access Code / Meeting ID: 001314487

- Call to Order/Certification of Quorum
- Review and Approve Open Meeting Minutes – November 2025
- Treasurer's Report
- Committee Reports:
 - Architectural Committee
 - Lake Committee
 - Landscape Committee
 - Lighting Committee
- Action Items
 - Sidewalk repairs
 - Torrey Pines (east side of Crossbow) - \$2,695.00
 - Bogle Ave (west side, south of Indian Wells)
 - 978 E Indian Wells (east end on cul-de-sac)
 - 865 E Runaway Bay
 - 919 E Indian Wells
 - 875 E Riviera
 - 775 E Bellerive
 - Addition of Permanent Lighting to the Design Guidelines
 - Updated Parking Fine Policy
 - White Fences:
 - Bid to complete McQueen Gate fence:
 - New Look Restoration - \$2,150.00
 - Bolt Service - \$3,500.00

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- Bid to remove orphan fence located between E La Costa Pl and E Runaway Bay Pl just off McQueen:
 - New Look Restoration - \$1,250.00
 - Bolt Services - \$2,000.00
- Monument Wall repair and repaint of Lagos logo on walls
 - Drysdale HOA Services - \$4,538.80 (bid addresses item outside the scope)
 - New Look Restorations - <\$1000
- Status Updates
 - Update Community Project Priority List
 - Status of light repairs – North side Monument top light, 403, 287 and bolts for P03
 - Status of Spillway Bids:
 - Knochel Bros - \$112,431.95 (several excludes which will add extra costs)
 - Temcon Concrete - \$117,704.67 (several excludes which will add extra costs)
 - Ash Trees (5) on the entrance side of the Riggs gate are dying and projected not to survive another year. There is one Ash tree on the east side of Riggs that should be replaced. Request removal and replacement of trees (waiting on bid from Terra Verde) (current recommendations are either a Red Push or Mulga Acacia)
 - Rust Remediation
 - Ramada posts should be sealed in green belt by lake 3.
 - Canopy post rust at Tot Lot on Runaway Bay and Kingston
 - Ramada at Tot Lot on Runaway Bay and Nevada - Rusting
 - These items were part of a bid from AZ Expert but were never finished.
 - McQueen Pedestrian Gates mesh needs to be fixed and painting
- Discussion Items
 - MR Tanner's evaluation of roads and crack seal costs
 - Based on past attendance of the community garage sales, should it be changed to once a year and if so, should it be in the spring or fall? Currently the next one is scheduled for March 28, 2026
 - How do we address the noise complaint concern in reference to Tot Lot located at McQueen Gate.

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- Open Forum
- Next Meeting – Wednesday January 21st, 2026
- Meeting Adjournment