

Lagos Vistoso Homeowner Association
A Non-Profit Corporation

**Board of Directors
Open Meeting Agenda**

Wednesday, January 21st, 2026 – 7:00 pm

Meeting will be held via Zoom

<https://us06web.zoom.us/j/87390818957?pwd=5PcranaRhmFHWNW77ejLukmQn6iLa8.1>

Or Dial-In: 2532158782

Meeting ID: 873 9081 8957

Passcode: 213689

- Call to Order/Certification of Quorum
- Review and Approve Open Meeting Minutes – December 2025
- Treasurer’s Report
- Committee Reports:
 - Architectural Committee
 - Lake Committee
 - Landscape Committee
 - Lighting Committee
- Action Items
 - Addition of Permanent Lighting to the Design Guidelines
 - Riggs Exit Gate Loop repair bid - \$281.25 (Approved by HOA President)
 - Riggs Gates – Gearbox leaking oil and needs replacement – 302.38 (Approved by HOA President)
 - Bid to replace Trees (7) at the Riggs entrance that are dying and projected not to survive another year. Request removal and replacement of trees (current recommendation is Mulga Acacia)
 - Terra Verde - \$7,245.00 (24” box and 1.5 – 2’ caliper)
 - Price for 48” box is between \$900 and \$1,200 per tree (2.5 – 3.5” caliper)
 - Wrought Iron fences around the McQueen Gate Paint Bid
 - AllStar Pro - \$6,080.00 (option on Common Wall bid – requested updated bid)
- Status Updates
 - Status Parkpro repair of the loop at the Riggs Gate – Completed Jan 7th
 - Status of Tot Lot Care bid to repair swings – everything installed except for Swing Seat Belt (should be installed by Friday, Jan 26th)
 - Status of light repairs – North side Monument top light, 403, 287 and bolts for P03
 - Status of Paint job for Common Wall along Crossbow and Doral between Riggs Gate and McQueen Gate.
 - Unforgettable Coatings - \$33,358 using Xypex

Lagos Vistoso Homeowner Association
A Non-Profit Corporation

- Scheduled to begin February 2nd (pre-project meeting week of Jan 19th)
- Status of Spillway Bids:
 - Knochel Bros - \$112,431.95 (several excludes which will add extra costs)
 - Additional cost for sidewalk repair in community
 - Scheduled to start January 21st and should take about 4 months to complete per email received from Chris Clonts
- Discussion Items
 - 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
- Open Forum
- Next Meeting – Wednesday February 18th, 2026 – 7:00 pm
- Meeting Adjournment