

## NEWS FROM YOUR BOARD



### FINANCIAL HIGHLIGHTS

#### 2024 ACHIEVEMENTS BENEFIT ALL TRILOGY AT VISTANCIA RESIDENTS

During 2024, the Finance Committee established a formal investment policy that governs all deposit and investment accounts managed by the HOA. Additionally, a four-year investment ladder using primarily US treasuries and FDIC-guaranteed CDs was put in place. This helps us ensure funds are available when needed and provide consistent returns. The result?

- By focusing on investing our funds and benefiting from better interest rates, *our HOA earned \$574K in interest in 2024, a significant increase from \$228K in 2023.*

#### WHAT'S NEXT?

- In the next 6 weeks, the Finance Committee will provide a recap of the unaudited financial results for 2024.
- In February, a recommendation for a Capital Expenditure Policy will be presented to the Board, along with detailed summaries for 2025 capital spending.
- Work is also ongoing on a three-year financial plan for the community.

### BOARD DECISIONS

#### GOLF CART PATH APPROVED

During January's Board meeting, one access point was approved (Tarragona Dr to 130<sup>th</sup> Glen). Next steps: Our Capital Improvement Committee was tasked to obtain contract bids, and by 5/1, develop a final recommendation including a proposed timeframe for completion.

### BOARD ELECTIONS

#### 2025 ELECTION PROCESS

We will have two open Board seats. In response to previous feedback received, we will be hosting candidate forums (in person and available remotely).

Our plan is to publish election rules, the schedule and voting process to all members on 2/28.

### COMMUNICATION UPDATES

#### BOD WEBSITE COMING

Our Communications Advisory Team has been working on developing a dedicated website. The intent is to easily locate information specific to our short and long-term priorities, financial updates, what's happening in our committees, answers to your FAQs and more!



### FROM YOUR LANDSCAPE COMMITTEE

- We've removed five sycamore trees along Trilogy Blvd and are reviewing suggestions for tree replacements. A Certified Arboriculturist will provide a tree report in April on 6,000+ common area trees in Trilogy and provide recommendations for ongoing health and maintenance.
- We're grinding down lifted concrete walkways and replacing the worst sections with new concrete.
- APS is converting 7 of our solar irrigation controllers to electric. The 20-year-old solar panels, affected by tree shading, aging components, and limited battery charge control, require irrigation to be timed during the day, whereas electric controllers offer more control and reduce water waste.
- A study is underway to test a new grass seed called "Firewall" that could be a year-round grass that grows better in the shade.
- We've repaired 1 of 3 pumps that run our streams/lakes. Our contract now calls for them to inspect our pumps every three months & repair as needed.

## COMMITTEE HIGHLIGHTS - Outdoor Sports

- Mita Tennis-Pickleball Court Sharing Agreement - our first test in 2024 had positive results. We are embarking on our second trial for 2025 with two trial periods: from 1/1/25 thru the end of April, and from 10/1 until 12/31.
- Pickleball Lighting - Installation is targeted for March. We are working with our resident advisory group (see below) on the final recommendation to the Board for operating times of the lights.
- Food & Beverage at Kiva/Mita - to support upcoming sport activities and end of season events, we are working with Chef Robbie to conceive ways to drive more sales on site.

## BOTANICAL GARDEN AT KIVA

We invite you to take a trip to the Kiva Club and enjoy our new botanical garden, showcasing 18 species of cacti and a variety of succulents. Enjoy it in the day or at night, as there are lighted pathways, gazing balls and plant signage.

There is also an intimate corner with 10 chairs surrounding a fire pit where people can sit, relax and enjoy the calming atmosphere.

## IMPROVING GOLF TEE TIME RESERVATIONS

Today, we see over 200 residents attempting to login at 6 pm to reserve prime tee times and unfortunately, our current vendor product cannot handle these loads. We are looking at a new vendor which may provide some relief. We are targeting the summer for this change. In the interim, we have been working with BlueStar Resort & Golf to test various options as follows:

1. **Shotgun Starts** in the morning - this was successful at reducing the number of people online. We received mostly positive feedback. Some impacts to revenue did occur.
2. **Split Tees** - start players on #1 and #10 at the same time. Due to recent cold weather, more time to evaluate results is needed.
3. **Lottery** - the booking process for our first lottery tee sheet test on 1/30 went well, and we are excited to try another lottery on 2/17.

## Our Vision

To be recognized as the premier community for an active adult lifestyle.

## Our Mission

To enhance our highly desirable resort style environment by providing community preferred amenities, facilities and services through responsible resource management.

## WE ARE LISTENING TO YOU

### TWO NEW RESIDENT ADVISORY GROUPS FORMED

- **Pickleball Advisory Group** (established October 2024). The objective of this group is to provide input on infrastructure and operational items related to pickleball. We currently have five resident participants who live directly across the street from the current pickleball courts. The CIC (Capital Improvement Committee) has met multiple times with them on the court lighting project and will continue to engage with them (and others) as we look to consider adding additional pickleball courts at a future date. For all questions related to pickleball, please contact the Pickleball Club at [info@trilogypickleball.com](mailto:info@trilogypickleball.com).
- **Gym Equipment Advisory Group** (established December 2024). The objective of this group, 27 individuals who routinely use the Kiva/Mita gyms, is to respond to the need for future gym equipment planning. There is concern over the response time to maintain our current equipment and the nature/type/cost of future equipment. There are four teams: Needs Analysis & Data, Contract Purchase & Service, Maintenance & Repair and Future Vision. Going forward, Jim Willis has been identified as the CIC single point of contact for this group, working together with BlueStar (Chris Farley). Questions? Contact us at: [tavgympgroup@gmail.com](mailto:tavgympgroup@gmail.com)