

MINUTES

VISTA REDONDA PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, March 10, 2014

Home of Judy and Harvey Simon

Judy Simon, President, called the meeting to order at 4:05 pm.

1. Certification of Quorum: Susan Rule, Treasurer certified a quorum with 5 of the 6 board members present.

Board of Directors Present: Judy Simon, President,; Harvey Simon, Vice President; Susan Rule, Treasurer; Bill Berra, Director, Mary Costello, Director.

Board of Directors Not Present: Ellen Smith, Director.

Adjunct Directors Present: Myron Roomkin

Architectural Committee Present: Keitha Leonard

Community Members Present: Ana van Schayk, Steve Marquart and Audrey LaFehr, Nirvair Singh and Nivair Kaur Khalsa

2. Approval of Minutes – October 29, 2013.

J. Simon asked for a motion to be made to approve the minutes. Berra made the motion, H Simon seconded and the minutes were approved unanimously.

3. Road Report:

H Simon reported that an engineering contractor, Santa Fe Engineering Consultants, LLC, has been hired by the county to perform conceptual design for the Vista Redonda roads. Simon, along with B. Berra, D. Rule and Jack Miller had walked the roads with Santa Fe Engineering Consultants and representatives of the county. On March 10, H. Simon, D. Rule and B Berra met with the Engineering Consultants. Santa Fe Engineering Consultants plan to put out the design for bidding about October 2014. There is no set date for when the construction might begin. A future meeting is planned with all the utility companies, the county and Santa Fe Engineering to coordinate any updates to the utilities that might occur along with the road construction.

4. Vote on New Architectural Committee:

Keitha Leonard, John Geldersma and Judy Simon have been chosen to serve as the new architectural committee. A motion was made by Rule to accept these individuals on the committee, this was seconded by Berra and the vote by the board was unanimous.

5. Architectural Committee Report:

Simon reported that there are currently three projects: the Costello addition, the LaFehr/Marquart new home and the Venkatraman renovation required as a result of extensive water damage. The Harrison/Genovese pool has been finished, pending a lighting plan yet to be submitted.

6. Status of VR members paying dues:

Rule reported that the dues by 81 lot owners have been paid and all are current. An error was made in assessing the lot at 39 Zambra Way. It appears that this lot, although it has a water connection, is not part of Vista Redonda POA and should not have been sent an assessment.

7. Update on McCreight roof dispute:

The roof has been painted, although there is still question about whether the dimensions on a house that will be built as part of this property are appropriate. Bill Larson, who was previously on the architectural committee before his home sold, was handling this issue and the current Architectural Committee will contact Mr. Larson to get his records.

New Business:

1. Enacting a fee for property transfer:

Rule reported that because of the 2013 Homeowners Act, a burden of reporting has been placed on the VRPOA that will raise administrative expenses. Rule had raised the issue at the VRMDWCA meeting that in previous years when the two organizations were one joint organization, the \$2500 fee that is now attributable to VRMDWCA was used by both organizations. Rule asked the VRMDWCA board whether they would consider it appropriate to split this \$2500 fee into two parts: \$2000 to be paid to the VRMDWCA and \$500 to be paid to the VRPOA. The VRMDWCA board agreed that they would present this change to the membership at the Annual Meeting.

Roomkin made a motion that the board of the VRPOA accepts this action that will be voted on at the Annual Meeting, H. Simon seconded, and all the directors voted unanimously.

2. Consider hiring a management firm for future VR business:

J. Simon tabled this discussion. A new administrative assistant has been hired by the VRMDWCA and she will perform administrative duties for the VRPOA as well. This may alleviate the administrative overload currently being experienced by the board members.

3. Strategic Planning:

Roomkin proposed that the board form a committee to prepare a strategic plan for the VRPOA. Roomkin made the motion to form a committee, J Simon seconded, and the vote was unanimous.

4. Nominating Committee for Slate of Board of Directors for 2014-2015

A request was made for a volunteer to head the nominating committee to develop a slate of a Board of Directors for 2014-2015. No one was willing to head this committee. An effort will be made by all the board members to contact others in the community to see if anyone might be interested in serving.

5. Homeowners Act Disclosure

Roomkin raised a concern whether the VRPOA has fully complied with the Homeowners Act in filing a Notice of Homeowners Association rather than a Declaration of Homeowners Association. Gary Friedman, an attorney acting on VRPOA's behalf has advised that the Notice of Homeowners Act is the appropriate document for VRPOA. Rule agreed to contact Friedman once again to find out the process and costs of completing a Declaration.

Leonard agreed to look over the Homeowner's Statute and the Notice of Homeowners Act that VRPOA has filed with the county.

11. Motion for Adjournment:

J Simon requested a motion for adjournment. H Simon made the motion to adjourn, Berra seconded and the vote was unanimous. The meeting was adjourned at 5:25pm.

Respectfully submitted,

Susan B. Rule,

Treasurer and Secretary

Vista Redonda Property Owners Association