**Vista Redonda Property Owners Association**

**Board of Directors Meting Minutes**

**September 17, 2019**

**Home of Valerie & David Arnett**

**22 Vista Hermosa**

1. **Call to Order**: V. Arnett called the meeting to order at 4:00 pm.
2. **Certification of Quorum:** Seven of the voting board members were present, three by telephone. A quorum was established.

**Board Members Present:**

Valerie Arnett, President

Ellen Smith, Vice President

Susan Rule, Secretary and Treasurer

Directors: Bill Berra, Bill Daily Billl Whelan, and Brent Walker

**Board Members Not Present:**

Audrey Lafehr

**Adjunct Member Not Present**

Laurent Cavalie

**Community Members Present:** Judy Simon, Architectural Committee

1. **Approval of Board Minutes from July 15, 2019 Annual Meeting**: A motion was made by B. Whelan to approve the minutes as written, V Arnett seconded and all voted in favor.

S. Rule asked that the email distributed to the board July 16, 2015 requesting a vote on hiring legal advice on the 2019 Homeowners Act be recorded in the minutes. A majority of the board approved.

4. **Treasurer’s Report**: S. Rule reported that the Financial Report as of 8/31/2019 showed $62,632.52 in the bank. The budget shows very little expenditure and did not include the legal fee that has recently been paid to the attorney researching the 2019 Homeowners Act.

**5. Architectural Report:** J. Simon asked that the AC report be moved up in the meeting so she could leave to attend other business.

Preliminary plans for the Waller casita have been accepted and approved. The AC is waiting for final plans. The Axelrod fencing violation is not a violation because they agreed it is a temporary structure . The Axelrods did not understand the need to get AC approval before roofing a structure. The county fined them $500 for failure to get a permit There has been no formal complaint about the port-a-potty on the Humphresy/Cwik property so the AC has not investigated.

Simon reported that according to the deed restrictions, the only signs viewable by the public are signs advertising the sale of a property. Whelan thanked Judy and said he would alert anyone wanting a sign regarding Flock protection to adhere to this deed restriction.

Simon reported that as a member of the AC, she strongly opposes any fines that may be permissible under the Homeowner’s Act.

Simon couldn’t stay to hear the report about the findings of the attorneys regarding the 2019 homeowners act.

**6. Propane Report**: Daily reported that recent world events have increased the price of oil world wide and propane prices were likely to rise as a result, although the activities in the Permian basin might help keep the prices lower. Daily has negotiated with Ferrellgas for Vista Redonda residents the cost of propane delivered to Ferrellgas plus $.60.

**7. Change in notice to property owners of board meetings:** Arnett reported that although a 30 day notice has been used in the past, only a 10 day notice is required and will be used in the future.

**8. 2019 Homeowners Act report:** Smith spoke about the 2019 homeowners act requirement that “within 90 days after being elected or appointed to the board, each board member shall certify in writing to the secretary of the association……..” Ellen clarified language with the attorney and has made an attachment that clearly delineates the community documents the board member is certifying having read as the Bylaws, the Architectural Standards, and all the Deed Restrictions.

Rule had contacted the insurance underwriter whether this certification created any additional liability by board members and whether additional insurance was needed. The agent replied that additional insurance was not needed.

All board members will be submitting their signed certification. These will be kept for 5 years and a new document is required every year.

The Act also states that “An association may impose reasonable charges not to exceed $300 for preparation of a disclosure certificate as required by the Ac.t to be collected at closing.”

The board discussed whether a charge should be levied and what that should be. The Act imposes additional reporting requirements that will cost additional money (updated financials every 60 days). Berra made the motion that the fee be set at $300, Whelan seconded and all approved.

The Act gives the HOA the right to levy fines if community documents aren’t followed. The attorney has said that community documents can include deed restrictions. The board decided to table this discussion until we gather more information.

The Act is still being reviewed and seeking attorney advice where applicable.

**9. Questions regarding AC:** The board discussed duties of the Architectural Committee in light of the 2019 additions to the homeowners act and decided further clarification from the attorney is needed.

**10. Road Maintenance contact for Vista Redonda Residents.** Berra will supply contact information that will be posted on the website.

**11. Adjournment:** Arnett made a motion to adjourn, Berra seconded and all voted for adjournment. The meeting was adjourned at 5:15.

Respectfully Submitted,

Susan B. Rule

Secretary and Treasurer