

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION
(VRPOA)

MINUTES OF BOARD MEETING

Wednesday, February 22, 2023 -- 4:30 PM – Via Zoom

1. **Call to Order:** S. Rule called the meeting to order at 4:34 PM.
2. **Certification of Quorum:** A. LaFehr certified that 9 of the 9 voting board members were present. A quorum was met.
3. **Board Members Present:** Susan Rule, President; Valerie Arnett, Vice President; Laurent Cavalie, Treasurer; Audrey LaFehr, Secretary; Directors: Bill Daily, Bo Sanford, Ellen Smith, Brent Walker, Bill Whelan; Adjunct Directors: Betsy Garside, Randal Limbacher, Kevin Pierard

Community Members Present: David Arnett, Mary Costello, Andrew Grossman, Harley Rinzler, Robert Pascoe, Wendy Pierard, Harvey Simon, Craig Slawson, Anna van Schayk
4. **Approval of Minutes of the September 15, 2022 VRPOA Board Meeting:**
Grossman made the motion to approve the Minutes, Rule seconded, and all approved.
5. **Financial Report:** Cavalie presented the financial statement and budget, noting that we currently have \$97,000 in the bank. All property owners have paid their annual assessments, and we've had a few transfer fees. Office expenses, insurance, and bookkeeping are in line with the budget. Cavalie said that because interest rates have risen recently, would it make sense to invest some of our money in CD's, which are returning up to 4% for a 13-month term. The question was also raised as to whether or not to reduce the POA assessment—to be decided prior to the Annual Meeting. Rule suggested putting \$75,000 divided into two or three CDs for now. Rule made the motion to authorize Cavalie to invest the money, Sanford seconded, and all approved.
6. **Architectural Committee Report:** D. Arnett noted that there have been no new projects proposed since the Sept 2022 meeting. However, there have been substantial concerns raised within the community regarding the new construction at 93 PESW, regarding the inharmonious color of the stucco façade.

Arnett suggested that the homeowner is willing to go back and consult with his building and architectural team to look at options to address the issue. It was not clear in the discussion whether or not the current color was approved by the AC, but it may have been an inadequate sample. Rule noted that in future the AC may require a 4' x 4' paint sample before approving a color.

7. **Tesuque Solid Waste Station Closing:** Rule reported that she's been corresponding with our new (as of January) District 1 Commissioner, Justin Green, though nothing seems to be happening right now. He is in conversation with the other 4 commissioners, discussing both short- and long-term solutions. Garside noted that she'd overheard a rumor that the County may be considering a new location in the Buffalo Thunder area.
8. **Santa Fe County Short-Term Rental (STR) Ordinance:** Garside summarized some of the key points in the new Ordinance which passed in October 2022. The County now requires that all STRs be registered, though there are different requirements for owner-occupied rentals vs. unoccupied. There are occupancy limits, parking restrictions, a mandatory 24/7 contact for the property, quiet hours, etc. There is a one-year moratorium on registering STRs in any houses purchased after October 2022. Apparently, there is quite a backlog of applications, so the deadline to register STRs has been extended to June. Further amendments to the Ordinance are expected in the coming months. It was agreed to keep this topic on the VRPOA Agenda for at least the next several meetings as the County's rules and regulations evolve.

9. **New Business:**

FERRELLGAS: Daily mentioned that Ferrellgas is having a difficult time filling emergency orders for propane for those who are not in the "keep full" program. He requested sending a notice to the community advising everyone to either join the program or be sure they get in the queue for a fill up at least 10 days before they actually need it.

ROAD MAINTENANCE: Simon raised the problem of our road maintenance, and specifically the terrible job the County did on plowing after the snowstorm last week. As we no longer have a "point person" to communicate with the County's road crew (Bill Berra served in this role for nearly 30 years), Rule suggested that the most effective way to get action is via email through the County's website.

TRESPASSING: The owner of 111 PESW has requested that the "no trespassing" signs on his property be observed. He would like to remind VR residents that his

land and building site is private, and entering it without explicit permission from the owner is trespassing. To avoid liability issues, the site is now protected by security cameras.

It was agreed in the meeting that a copy of his request will be sent to the neighborhood so that everyone will be informed of his wishes.

10. **Adjournment:** Whelan made the motion to adjourn, Sanford seconded, and all approved. The meeting was adjourned at 5:30 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary