

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION
(VRPOA)

MINUTES OF BOARD MEETING

Wednesday, June 14, 2023 -- 4:30 PM – Via Zoom

1. **Call to Order:** S. Rule called the meeting to order at 4:30 PM.
2. **Certification of Quorum:** A. LaFehr certified that 6 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, Bill Whelan; Adjunct Directors: Randal Limbacher, Kevin Pierard

Community Members Present: David Arnett, Steve Marquart, Harley Rinzler, Harvey Simon
4. **Approval of Minutes of the February 22, 2023 VRPOA Board Meeting:** Cavalie made the motion to approve the Minutes, V. Arnett seconded, and all approved.
5. **Financial Report:** Cavalie presented the financial statement and budget, noting that we currently have \$94,000 in the bank. As was discussed and approved in the February meeting, Cavalie went ahead and invested \$75,000 of that in a CD at 4%, which will earn approximately \$3,000 this coming year. He suggested that with our estimated income and expenses, we will be able to balance the budget with the annual assessment reduced to \$125 from \$200 per lot.

Cavalie pointed out that the "Community Meetings" line in the budget looked a bit odd at \$5,000, as that is a little more than a third of the total budget. A discussion ensued regarding the value of meeting in person for both a social gathering and for the Annual Meeting, as we did prior to the Covid pandemic. The consensus seemed to be that the cost would be justified if it provided a venue for both the Annual Meeting followed by a social hour. How each organization (Water and POA) will share the cost of such an event is to be decided. V. Arnett moved to approve the budget and the assessment at \$125, B. Daily seconded, and all approved.

6. **Architectural Committee Report:** D. Arnett reported that three new projects have been approved since the February meeting, all having to do with improvements at 41 Vista Hermosa. He updated the situation at 93 PESW regarding the color of the stucco that was approved, but that has raised objections from some neighbors. After discussions with the homeowner, builder, and architect, it was agreed that it made most sense to address the issue with a landscaping plan. D. Arnett further suggested that in future the A/C may require a larger color sample and would be sure to view it in our bright sunlight.
7. **Nominating Committee—Slate of Officers and Directors for 2023-2024:** Rule presented the slate for the Board and Architectural Committee, noting that Randal Limbacher will become a full Director, and that Brent Walker has stepped down after many years of service to the board.

Susan Rule, President
Valerie Arnett, Vice President
Audrey LaFehr, Secretary
Laurent Cavalie, Treasurer

Directors: Bill Daily, Randal Limbacher, Bo Sanford, Ellen Smith, Bill Whelan
Adjunct Directors: Betsy Garside, Kevin Pierard

Architectural Committee: David Arnett (Primary Contact), Laurent Cavalie, Kevin Pierard

8. **III-D POA Contract:** Rule noted that the proposed contract for this year does not increase the fee of \$90 per month for Administrative Duties, including handling the mailing for the Annual Meeting as before, but excluding responding to questions and requests from residents. Rule queried the exclusion and is awaiting a response before asking the Board to vote on accepting the contract.
9. **GATHERING AT THE FOUR SEASONS, July 16:** Rule reminded the Board that we have a community social gathering planned at The Four Seasons on Sunday, July 16, from 4:00 – 6:00 PM. In order to stay within the \$2,000 approved budget, it will be a cash bar and hors d'oeuvres will be provided up to \$1,600, allowing for a required 20% tip. The challenge of finding an adequate venue with this budget was why the "Community Meetings" line was bumped up to \$5,000 in the coming budget (see above)
10. **NEW BUSINESS:** Daily reported that propane prices are at their lowest in a long time at approximately \$1.50 per gallon. He advised that residents load up on it

within the next couple of weeks if they can. Rule will send out a notice to the community.

On the topic of the overgrown weeds obstructing driving visibility along our roads, Daily volunteered to contact the County about getting them mowed.

11. Adjournment: Daily made the motion to adjourn, V. Arnett seconded, and all approved. The meeting was adjourned at 5:38 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary