

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION  
(VRPOA)

MINUTES OF ANNUAL MEETING

Tuesday, August 1, 2023, via Zoom

1. **Call to Order:** Susan Rule called the meeting to order at 4:45 PM and welcomed new property owners, Sarah and Buck McKinney, and Alice and David Flory.
2. **Certification of Quorum:** Audrey LaFehr certified that 52 of the 84 property owners were represented via Zoom or proxy. 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, Bill Whelan; Adjunct Directors: Betsy Garside, Randal Limbacher, Kevin Pierard.
4. **Approval of Minutes of the 2022 Annual Meeting:** Harvey Simon made the motion to approve the Minutes, Stephen Marquart seconded, and all approved.
5. **Approval of Board Actions for FY 2022-2023:** Sanford made the motion to approve the Board Actions, Nat Sloane seconded, and all approved.
6. **Financial Statement, Budget Report, and Approval of Proposed Budget for FY 2023-2024:** Cavalie presented the Financial Statement and Budget, noting that the POA income and expenses tend to be much more stable or predictable than those of the MDWCA. With our reserves built up to \$90,000, we can both increase this year's Community Meetings budget to \$5,000 and decrease the Annual Assessment from \$200 to \$125 per lot. Garside made the motion to approve the Budget and Assessment, Sanford seconded, and all approved.
7. **Architectural Committee Report:** David Arnett thanked his fellow committee members, Laurent Cavalie and Kevin Pierard, and noted that Bo Sanford has stepped down from the committee though he remains on the Board. D. Arnett mentioned the 8 projects they dealt with the past year. Rule thanked the committee and reminded the community that anything affecting the external appearance of a property needs AC approval.

8. **Election of the Board of Directors of VRPOA for 2023-2024:** Rule presented the proposed slate of officers and directors for this coming year, noting that Brent Walker has stepped down from the Board and thanking him for his many years of service. She further thanked Randy Limbacher for his invaluable contribution to the community party at the Four Seasons in July. Nat Sloane made the motion to elect the slate, Cavalie seconded, and all approved.

Officers:

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

Directors: Bill Daily, Randal Limbacher, Bo Sanford, Ellen Smith, Bill Whelan

Adjunct Directors: Betsy Garside, Kevin Pierard

9. **Architectural Committee 2023-2024:** S. Rule presented the Architectural Committee: David Arnett (Primary Contact), Laurent Cavalie, Kevin Pierard
10. **Security Camera:** Whelan mentioned that he recently shared our camera's pictures with the Santa Fe County Sheriff's Department after an incident in the neighborhood, but as far as he knows the camera has yet to be successful in identifying the perpetrator of a crime. He suggested that the community may want to consider adding a second camera to capture license plates leaving VR as well as entering, and we may be able to get a favorable price from Flock.
11. **Agreement with Ferrellgas:** Daily has once again volunteered to negotiate with Ferrellgas in September to secure our community's price and cap for propane for the coming year.
12. **New Business:** Stephen Marquart brought up the topic of Short Term Rentals (STRs), noting that it's not technically "new business" as the POA has been discussing this issue during its meetings this past year. He suggested that the community may want to explore STRs and their potential impact on VR, and volunteered to head a committee, starting with approaching those who expressed interest in being on such a committee during the Sept 2022 POA meeting.
13. **Adjournment:** Harvey Simon made the motion to adjourn, Sanford seconded, and all approved. The meeting was adjourned at 5:30 PM.

Respectfully Submitted,  
Audrey LaFehr, Secretary