VISTA REDONDA PROPERTY OWNERS’ ASSOCIATION

(VRPOA)

 MINUTES OF BOARD MEETING

Wednesday, June 5, 2019 -- 4:00 PM

Arnett Home – 22 Vista Hermosa

1. **Call to Order:** V. Arnett called the meeting to order at 4:02 PM.
2. **Certification of Quorum:**  S. Rule certified that 7 of the 8 board members were present. A quorum was met.
3. **Board Members Present:** Valerie Arnett, President; Susan Rule, Secretary and Treasurer; Directors: Bill Berra, Bill Daily, Audrey LaFehr, Judy Simon

**Board Members Present Via Speaker Phone**: Ellen Smith, Vice President

**Board Members Not Present:**  Brent Walker

**Community Members Present:** David Arnett, Mary Costello, Laurent Cavalie, Anna van Schayk, Bill Whelan

1. **Approval of Minutes of the February 19, 2019 VRPOA Board Meeting:** V. Arnett made the motion to approve the minutes, S. Rule seconded, and all approved.
2. **Financial Report:** S. Rule presented the financial statements, noting that while we are a little over budget because of the new security camera we are still in good shape thanks mostly to several unexpected transfer fees. V. Arnett proposed raising the annual POA fee in order to build up some reserves primarily to cover potential legal services. This concern arose out of a recent dispute involving Vista Redonda and an adjacent property owner that narrowly avoided requiring significant legal services (see item #11). After extensive discussion it was decided to raise the annual assessment from $150 to $200 per lot. S. Rule made the motion to approve the raise, J. Simon seconded, and all approved.
3. **Summer Party Decision:**  V. Arnett offered to have a scaled down summer party at her home on Sunday, July 14, the day before the annual meeting, using the money we have left in the budget. S. Rule moved to proceed with the party, LaFehr seconded, and all approved.
4. **Letter Regarding Road Paving:** V. Arnett noted that the joint letter from the POA and the Water Board to the County requesting paving of the hill on Paseo Encantado Northeast, which was drafted by Keitha Leonard and approved by both boards, is ready to be mailed. Leonard to follow up with Robert Martinez of the County as to what are the next steps.
5. **Nominating Committee Results:** V. Arnett presented the proposed slate of officers and directors for the POA Board for the coming year as follows:

Valerie Arnett, President

Ellen Smith, Vice President

Susan Rule, Secretary and Treasurer

Directors: Bill Berra, Bill Daily, Audrey LaFehr, Brent Walker, Bill Whalen

Adjunct Director: Laurent Cavalie

Architectural Committee: John Geldersma, Keitha Leonard, Judy Simon

Judy Simon will step down from the POA Board at the end of this term. Rhonda Lopez has stepped down from being an adjunct director.

Berra made the motion to approve the slate, Daily seconded, and all approved.

1. **Fall Set Meeting Date:** V. Arnett suggested having a set date in the Fall for a POA meeting, and proposed the second Wednesday of October. This year it will be on Wednesday, October 9.
2. **Reminder of Annual Meeting:** To be held on Monday, July 15, from 4:00 to 6:00 PM at El Nido. S. Rule reported that we have paid the $200 fee the restaurant required for the room.
3. **PENE Neighbor Dispute:** In response to several Vista Redonda residents’ concerns over new construction on land immediately adjacent to several properties on Paseo Encantado Northeast, Judy Simon and Bill Berra went to the County find out whether any regulations are being violated. They discovered that all permits for a well, septic system, electricity, water rights, etc. are in order. There is an easement for the private driveway coming off PENE, and it will have to meet County specifications. After poring over an 800-page pdf of Santa Fe County Codes they could not find a single violation.
4. **Ferrell Gas Update:** Daily reported that the price for propane is currently extremely low ($1.36 per gallon) and suggested Vista Redonda residents should take advantage of this by topping up their tanks now. S. Rule to send an email to the community to that effect.
5. **Adjournment:** S. Rule made the motion to adjourn, V. Arnett seconded, and all approved. The meeting was adjourned at 5:29 PM.

Respectfully Submitted,

Audrey LaFehr

Director and Acting Secretary