

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION
(VRPOA)

MINUTES OF ANNUAL MEETING

Monday, July 19, 2021, via Zoom

1. **Call to Order:** Susan Rule called the meeting to order at 4:37 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 47 property owners were represented via Zoom or proxy. A quorum was met.
3. **Board Members Present:** Susan Rule, President; Ellen Smith, Vice President; Audrey LaFehr, Secretary; Laurent Cavalie, Treasurer; Directors: Valerie Arnett, Bill Daily, Brent Walker.
4. **Recognition and Welcome:** S. Rule recognized longtime Board member Bill Berra and thanked him for his many years of dedicated service to the community. She introduced Dennise Trujillo of III-D as our new Administrator, and welcomed all the new property owners who have joined Vista Redonda in the past year.
5. **Approval of Minutes of the 2020 Annual Meeting:** Walker made the motion to approve the Minutes, Cavalie seconded, and all approved.
6. **Approval of Board Actions for FY 2020-2021:** H. Simon made the motion to approve the Board Actions, van Schayk seconded, and all approved.
7. **Financial Statement, Budget Report, and Approval of Proposed Budget for FY 2021-2022:** Cavalie presented the Financial Statement and Budget Report and noted that we once again had an unusually high number of transfer fees from home/lot sales, generating more income than projected. He reported that the Board recommends keeping the community meetings and security camera lines in the Budget and maintaining this coming year's annual assessment at \$200 per lot. H. Simon made the motion to approve the Budget and Assessment, B. Daily seconded, and a majority approved.
8. **Election of the Board of Directors of VRPOA for 2021-2022:** S. Rule presented the proposed slate of officers and directors for this coming year, as well as the Architectural Committee. Walker made the motion to elect the slate and committee (below), H. Simon seconded, and a majority approved.

Officers:

Susan Rule, President

Ellen Smith, Vice President

Laurent Cavalie, Treasurer

Directors: Valerie Arnett, Bill Daily, Audrey LaFehr, Bill Whelan, Brent Walker; Adjunct

Directors: Kevin Pierard, Bo Sanford.

Architectural Committee: David Arnett, Laurent Cavalie, Kevin Pierard, Bo Sanford

9. **Architectural Committee Report:** D. Arnett thanked his fellow committee members for handling the unusually large number of projects this year. He further thanked the homeowners for sharing their plans for external construction with the committee, and for cooperating with proposed revisions.
10. **Ferrellgas Report:** B. Daily noted that our community benefited this past year from the price cap of \$1.90 per gallon of propane negotiated last fall. Given the volatility of the oil and gas markets, Daily suggested it is difficult to say how the negotiations will go for our new community rate come September.
11. **Security Camera:** S. Rule (stepping in for Bill Whelan) explained that Flock pulled the camera out this past year and refunded a portion of our fee due to the inability to maintain a consistent internet connection. That situation has since improved, so Whelan and Rule negotiated with Flock to reinstall and monitor the camera at our previous annual rate of \$1500 for the next two years.
12. **Internet Service:** L. Cavalie recapped his presentation from the previous meeting, concluding that NM Surf's broadband service is offering the best service at the most favorable price at this time.
13. **New Business:** Mary Costello expressed concern about lightning-caused fires, and shared with the community her experience in installing lightning rods on her house. S. Rule commented on the ill-advised fireworks display in the neighborhood on July Fourth, and strongly advised that homeowners and renters refrain from such irresponsible behavior.
14. **Adjournment:** Daily made the motion to adjourn, Cavalie seconded, and all approved. The meeting was adjourned at 5:15 PM.

Respectfully Submitted,

Audrey LaFehr, Acting Secretary