

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION
(VRPOA)

MINUTES OF BOARD MEETING

Wednesday, November 3, 2021 -- 4:30 PM – Via Zoom

1. **Call to Order:** S. Rule called the meeting to order at 4:31 PM.
2. **Certification of Quorum:** A. LaFehr certified that 8 of the 8 voting board members were present. A quorum was met.
3. **Board Members Present:** Susan Rule, President; Ellen Smith, Vice President; Laurent Cavalie, Treasurer; Directors: Valerie Arnett, Bill Daily, Audrey LaFehr, Brent Walker, Bill Whelan; Adjunct Directors: Bo Sanford

Board Members Not Present: Kevin Pierard, Adjunct Director

Community Members Present: David Arnett, Caroline Cavalie, Mary Costello, Betsy Garside

4. **Approval of Minutes of the March 30, 2021 VRPOA Board Meeting:** L. Cavalie made the motion to approve the Minutes, LaFehr seconded, and all approved.
5. **Financial Report:** L. Cavalie presented the financial statements, noting that we currently have \$89,000 in the bank, up about \$19,000 since the March meeting. We collected full dues for the year, and spending has been close to normal.
6. **Architectural Committee Report:** D. Arnett reported that the four-member AC has considered 8 projects in the last several months, 4 of which were underway or completed before the AC was made aware of them. He asked for help from community members to please notify the AC if they hear of or see a project being constructed. It was further suggested that a periodic reminder to the community, particularly new residents, that all external structures must have prior approval from the AC could help avoid unnecessary confusion or conflicts.
7. **Update on Security Camera:** Whelan reported that the newly reinstalled security camera pole was struck apparently by a vehicle at approximately 8:00 PM last night (November 2), knocking the camera and solar panel to the ground. He had been checking the camera twice weekly and it was working fine. When he notified Flock of the problem, they responded promptly and were aware of it.

Whalen will follow up with them regarding repairing or replacing the pole and camera. Daily suggested moving it to the vicinity of the water well, adjacent to the four-way stop. Having it within this existing infrastructure should make it more of a challenge to vandalize, as opposed to being right on the street with a conspicuous sign indicating it's a security camera. Another suggestion was to possibly surround it with large boulders. Rule offered to contact the sheriff's department to file a report, assuming it was vandalism.

8. **Lightning Rod Update:** Costello is working with the Lightning Protection Institute in Illinois to investigate tax credits and discounts on homeowners' insurance for installing lightning rods, similar to the tax credits given for solar installations.
9. **Paying Assessments Electronically:** L. Cavalie feels this is doable, but at a cost of about 3% of the amount that's processed. V. Arnett suggested that property owners who want to pay by credit card should absorb the fee. Rule noted that we'd need to see where the Water Association stands on the issue, though the assessments to each organization are supposed to be paid separately. Walker mentioned the idea of free direct wiring which Cavalie will look into and discuss at the next meeting.
10. **Increase Interest in Board Membership:** Although we've gained a lot of new property owners in the past two years, Rule feels that the Covid restrictions on gatherings have really hampered our ability to get to know them and encourage them to attend Board meetings and consider becoming Adjuncts. She raised the idea of smaller gatherings with 1 or 2 Board members present. A holiday party was proposed, but the feeling was most people are not quite ready for that this year. Garside mentioned that she may be up to hosting at some point in the future. LaFehr suggested that with every email that goes to the entire community, a line or two could be added inviting community members to consider getting involved with the POA Board or participating in committees. The POA Board may have between 5 and 11 Directors and up to 5 Adjuncts.
11. **Good Neighbor Guidelines:** LaFehr said that she had drawn up a rough draft of Guidelines but was seeking a way for the Board to consider and revise them in a productive and efficient way (i.e. avoiding email chains). She asked if a small committee might be formed for a first crack at getting a draft ready for the full Board to consider. Smith and Walker volunteered.
12. **Road Maintenance:** After heavy rains in September, the steep hill on PENE was extremely muddy and slippery. Rule brought it to the County's attention and

they came out immediately and made some improvements. Still, Rule received many complaints from neighbors, but an unwillingness to volunteer to work with the County to obtain proper maintenance of our roads. She sent an email to the entire community asking for a committee to be formed of one person (preferably full-time) from each of the four main arteries (VR, PENE, PESW, VH). Only one (part-time) resident volunteered, and not someone on PENE. In the past Bill Berra worked with the County on the roads for over 30 years, but so far we have been unable to find anyone to take on this important role.

13. **Ferrellgas:** Daily reported on his annual negotiation with Ferrellgas to secure a cap on our cost per gallon of propane in the coming year. While the new contract is based on the same formula, the cap has increased quite a bit (\$1.90 last year to \$2.80 this year). It's still quite a bit lower than where the price is projected to climb this winter. He is bracing for a possible attempt at renegotiation at some point, depending on where the propane market goes.

14. **Adjournment:** V. Arnett made the motion to adjourn, L. Cavalie seconded, and all approved. The meeting was adjourned at 5:42 PM.

Respectfully Submitted,
Audrey LaFehr