

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION  
(VRPOA)

MINUTES OF BOARD MEETING

Thursday, September 15, 2022 -- 4:30 PM – Via Zoom and In Person at 105 PESW

1. **Call to Order:** S. Rule called the meeting to order at 4:30 PM.
2. **Certification of Quorum:** S. Rule certified that 5 of the 8 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, Bo Sanford, Ellen Smith, Bill Whelan; Adjunct Directors: Betsy Garside, Randal Limbacher  
  
**Community Members Present:** Teresa Baysden, Mary Costello, Marlene Frank, Harley Rinzler, David Rule, Harvey Simon, Susan Waller
4. **Approval of Minutes of the June 7, 2022 VRPOA Board Meeting:** Cavalie made the motion to approve the Minutes, Sanford seconded, and all approved.
5. **Financial Report:** Cavalie presented the financial statement and budget, noting that we currently have \$95,000 in the bank. All but three property owners have paid their annual assessments, only two of which paid electronically.
6. **Architectural Committee Report:** Cavalie noted that there have been only four submissions of projects this year, and all were straightforward and easily approved.
7. **Tesuque Solid Waste Station Closing:** Rule reported that she's been corresponding with our incoming District 1 Commissioner, Justin Green, who seems very interested in working on the issue when he takes office in January. Bill Whelan said that in conversations with our previous Transfer Station's operator, there is some effort to find a new location between here and Jacona, perhaps in the Pojoaque area.
8. **Short Term Rentals Discussion:** Garside attended the County Commissioners' Meeting on September 13 and reported that about 80 constituents were

present, and most seemed to support some level of regulation. There was a lot of concern about a provision in the proposed ordinance that would require having a water meter record of two years before getting approval to rent.

Another issue that needed clarification is the difference between renting a room in your house, your entire house, or renting several properties with the sole purpose of generating income. Apparently, Tesuque has the highest percentage of STR's in Santa Fe County at 8% versus the average of 2%, though the County does not currently have very good data. Garside noted that the draft ordinance is in need of better definitions and much greater clarity. The next public hearing will be held on Tuesday, September 27.

Simon wanted to know if the POA has a position on STR's or intends to formulate a position independent of the County's proposed regulations. Daily suggested that we start gathering information in terms of how many STR's we currently have in VR (including house swaps?), and finding out where residents stand on the issue. LaFehr indicated that she had benchmarked the STR policies of comparable communities and would share those findings. Garside, LaFehr, Simon, Waller, Smith, and Rinzler volunteered to be on a committee to study the impact of STR's in VR. Rule advocated sending a note to the entire membership inviting those interested to join the committee once the County has moved on its proposed regulations.

9. **Security Camera:** Whelan explained the process he used to give access to the camera's footage to the Sheriff's Department after the two break-ins a couple of months ago.
10. **New Business:** Rule mentioned that given Dennise of III-D's much expanded role for the POA beyond the original administrative duties, that should be reflected in our next contract negotiations.
11. **Adjournment:** Sanford made the motion to adjourn, Whelan seconded, and all approved. The meeting was adjourned at 5:19 PM.

Respectfully Submitted,  
Audrey LaFehr, Secretary