

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION  
(VRPOA)

MINUTES OF BOARD MEETING - DRAFT

Wednesday, December 6, 2023 -- 4:00 PM – Via Zoom

1. **Call to Order:** S. Rule called the meeting to order at 4:03 PM.
2. **Certification of Quorum:** A. LaFehr certified that 7 of the 9 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; Adjunct Directors: Betsy Garside, Kevin Pierard
4. **Community Members Present:** David Arnett, Mary Costello, Marlene Frank, Melissa Grimes, Rick Goldberg, Steve Marquart, Buck McKinney, Wendy Pierard, Steve Richmond, Harley Rinzler, Harvey Simon, Laura Stupin, Amanda Tucker, Anna van Schayk, Chris van Schayk, Susan Waller, Gina Williams
5. **Approval of Minutes of the August 1, 2023 VRPOA Annual Meeting:** Rule made the motion to approve the Minutes, Cavalie seconded, and all approved.
6. **Financial Report:** Cavalie presented the financial statement and budget, noting that we have collected all of the annual fees and are starting to collect on the recently acquired CDs, bringing our bank balance up to \$98,700. As has been discussed by both boards and voted on via email, we will be splitting equally the upcoming costs of the community party following the 2024 Annual Meeting (\$5260) and the upgrade of the VR website (estimated \$1500).
7. **Architectural Committee Report:** D. Arnett reported that three new projects have been approved since the Annual meeting—a solar addition, a re-stuccoing of the same color, and a driveway gate. He thanked those homeowners who reached out to the A/C with their plans, and reminded everyone to please contact him before starting any project that would change the outside appearance of the house or property.
8. **Website Upgrade:** Garside summarized the conversations she has had with Kyle Langdon, the designer of the original site, to make it mobile-friendly and

improve security. This basic upgrade, including transferring and streamlining the information, is estimated to cost \$1500. There will be built-in analytics, such tracking the number of visitors to the site.

9. **2024 Annual Meeting:** Rule confirmed that the Annual Meeting will be held Monday, July 15, from 3:00 – 6:00 PM (3-5 for the two meetings; 5-6 for the party) at The Four Seasons. She thanked Randy Limbacher for negotiating a great deal—no charge for the rooms, \$5260 for the food, and a cash bar. The meetings will be in-person only, no Zoom hybrid.
10. **Short-Term Rentals Task Force Report:** Garside reported that at its initial meeting in August, the Task Force agreed that the first order of business should be to let the VR community voice their opinions on STRs. The members spent the following three months creating and revising a survey, which they felt was ready to present to the VRPOA. As Garside has the most professional experience with surveys, she screen-shared the survey and took the lead on the discussion.

There were objections raised about the wording of many of the questions, the order of the questions, and the need to include some of the questions, with the most outspoken critiques coming primarily from current STR owners. There were also several attempts to bring up issues outside the confines of the survey, which the Task Force had already discussed and felt were premature. The Task Force's conclusion, and recommendation to the board, was that until we hear from the community, we don't know what actions—if any—need to be taken.

There did seem to be some consensus regarding the potential benefit of learning what the County's new regulations on STRs may be following their December 12 meeting. Garside concluded by suggesting that the Task Force will go back to work on revising the survey, taking into consideration all of the opinions expressed in the meeting, and come back to the POA with a new version in the New Year.

11. **NEW BUSINESS:** No new business was presented.
12. **Adjournment:** Sanford made the motion to adjourn, Marquart seconded, and all approved. The meeting was adjourned at 5:37 PM.

Respectfully Submitted,  
Audrey LaFehr, Secretary