

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

MINUTES OF BOARD MEETING

Thursday, June 6, 2024 -- 4:00 PM – Via Zoom

1. **Call to Order:** Due to technical difficulties with Susan Rule's computer, Valerie Arnett called the meeting to order at 4:10 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 8 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, Kevin Pierard. Some weeks prior to this meeting, Director Randal Limbacher stepped down from the board.

Community Members Present: David Arnett, Steven Britt, Caroline Cavalie, Mary Costello, Keitha Leonard, Steve Marquart, Buck McKinney, Anthony Moore, Steven Richmond, Harley Rinzler, Michael Seifert, Harvey Simon, Judy Simon, Nat Sloane, Anna van Schayk, Chris van Schayk.

4. **Approval of Minutes of the December 6, 2023 VRPOA Board Meeting:** Laurent Cavalie made the motion to approve the Minutes, Bo Sanford seconded, and all approved.
5. **Architectural Committee Report:** David Arnett thanked his fellow members of the committee, L. Cavalie and Kevin Pierard, for handling a large number of projects and approvals since the last meeting. He reminded those in attendance to please consult the AC when planning anything that will affect the outside look of the property. D. Arnett is the primary contact.

At this point, Susan Rule was able to connect to the Zoom call and took over leading the meeting.

6. **Agreement with Ferrellgas 2024-2025:** Bill Daily notified the board several weeks ago that he would be stepping down next month after the Annual Meeting, but volunteered to continue negotiating with Ferrellgas come September to lock in a price cap for VR.

7. **Security Camera:** Bill Whelan reported that the camera was recently upgraded for increased reliability. He also noted that while he has shared video a couple of times with the Santa Fe County Sheriff's office following incidents of theft, he doesn't believe the footage successfully identified the parties involved. However, the Sheriff's Department does not share the results of their investigations. Whelan said we could consider a second camera in order to capture vehicles both entering and exiting VR, which raised some discussion about whether another access point toward the end of PENE may be being used. Harley Rinzler is taking the initiative to get the locks on that gate changed with the Fire Department's approval, so that entrance will be secured.

8. **Short-Term Rentals Survey Report:** Betsy Garside noted that the STR Task Force's survey was emailed to the community in early May, and resulted in a higher-than-expected response rate of 52 property owners. The responses to the first two questions, of whether you've had a positive or negative experience with STRs in VR, were almost equally balanced. Results from the third question, about wanting the POA Board to pursue any STR policies beyond those of the County, showed that a majority of respondents were in favor of further discussion or policies.

Garside recommended that either the full board or a subcommittee review the survey results in full, and to start our response with education: on County regulations, on how to handle STR issues, and on existing VR policies regarding quality of life. She further suggested that as this is an evolving topic, perhaps we should have an ongoing committee to stay on top of the County's nascent ordinance and to continue to monitor any STR issues particular to VR.

9. **Financial Report:** L. Cavalie presented the POA financial statement and budget, noting that we currently have about \$100,000 in the bank as a result of income from transfer fees, interest on CDs, and POA fees. Our expenses will continue to include the security camera, insurance, bookkeeping/secretarial, the community party, and a little additional cost to do a tax declaration for the CD income. With slightly higher expenses expected this coming year, L. Cavalie suggested increasing the annual assessment from \$125 to \$140 per lot. Note that it was \$200 per lot for several years prior to last. Rule made the motion to approve the budget and assessment, Sanford seconded, and all approved.

10. **Architectural Committee Slate for 2024-2025:** David Arnett, Laurent Cavalie, Kevin Pierard. Rule made the motion to approve the slate, Rinzler seconded, and all approved.

11. Nominating Committee—Slate of Officers and Directors for 2024-2025:

Officers:

Harvey Simon, President
Bo Sanford, Vice President
Audrey LaFehr, Secretary
Laurent Cavalie, Treasurer

Directors:

Valerie Arnett
Betsy Garside
Susan Rule
Ellen Smith
Bill Whelan

Adjunct Directors:

Kevin Pierard
Harley Rinzler
Nat Sloane
Anna van Schayk

After some discussion of the value of having a President of the Board who is a full-time resident, as well as several arguments for returning to the pre-Covid practice of holding board meetings primarily in-person, Daily made the motion to approve the slate, Nat Sloane seconded, and all approved.

12. **Annual Meeting Planning:** Rule asked for volunteers to help greet attendees of the July 15 meeting at the Four Seasons and to provide nametags. Steve Marquart and Caroline Cavalie volunteered.
13. **New Business:** Rule made a motion to in future not have POA Board members also serve on the Water Board. Several disagreed with this suggestion, citing the value of having some overlap as many of the two Boards' responsibilities overlap. There was no second or vote.
14. **Adjournment:** Rule made the motion to adjourn, Daily seconded, and all approved. The meeting was adjourned at 5:36 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary