

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

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MINUTES OF BOARD MEETING

Thursday, August 22, 2024, 4:00 PM – Simon Home, 65 PENE

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1. **Call to Order:** Harvey Simon called the meeting to order at 4:04 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 9 of the 9 voting board members were present in person or via Zoom. A quorum was met.
3. **Board Members Present:** Harvey Simon, President; Bo Sanford, Vice President; Laurent Cavalie, Treasurer; Audrey LaFehr, Secretary; Directors: Valerie Arnett, Betsy Garside, Susan Rule, Ellen Smith, Bill Whelan (via Zoom); Adjunct Directors: Harley Rinzler, Nat Sloane, Anna van Schayk.  
  
**Community Members Present:** David Arnett, Bill Berra, Mary Costello, Bill Daily, Steve Marquart, George Martin, Anthony Moore, Rob Pascoe, Wendy Pierard, Tracee Stanley-Rinzler, Judy Simon, Marilyn Smith, Rose-Marie Wallace, Susan and Matt Waller, Gina and Vance Williams.
4. **Approval of Minutes of the July 15, 2024 VRPOA Annual Board Meeting:** S. Rule made the motion to approve the Minutes, B. Sanford seconded, and all approved.
5. **Treasurer's Report:** L. Cavalie said there was little to report since the Annual Meeting 5 weeks ago. So far, we have collected about half of the Annual POA fees that were invoiced in early August.
6. **Architectural Committee Report:** David Arnett reported that there has been only one request since July—that of a homeowner wanting to build a low (3') wall behind their house, and it was approved.
7. **Short-Term Rental Committee:** B. Garside recapped the summary of the survey she presented at the Annual Meeting in July, noting that a majority of the respondents did want the POA Board to pursue further discussion and/or policy on the issue. After some discussion, it was decided that the next step would be for Garside to send the complete responses from the survey to the full Board.
8. **Various Issues in the Neighborhood:** H. Simon had been thinking about some issues in the neighborhood, and wanted to run them by the Board and

community members present in order to gauge the level of interest in addressing them, and who would be willing to participate.

- **Parties:** The general consensus was that the community party following the Annual Meeting was enough for the year.
  - **Homeowners' Insurance:** It was agreed that it would be a worthwhile endeavor to share information and experiences those in Vista Redonda are having with insurance, such as extreme rate increases or being dropped altogether. Mary Costello, Susan Rule, and Bo Sanford volunteered to organize this effort.
  - **Entrance Cleanup:** While we are not interested in adding a new sign or new plantings, there was agreement that the entrance to Vista Redonda could look a lot better if we cleaned out the weeds and dead trees. Judy Simon and Gina Williams will investigate what is the best way to do this.
  - **Communicating with Realtors re Rental Policy:** As we currently don't have a policy on rentals, be they short- or long-term, it was agreed that what we can make clear to anyone inquiring is that Vista Redonda homeowners must follow the current Santa Fe County Ordinance governing rentals. This involves registering, paying fees and taxes, and observing a certain amount of regulation. A summary of the County's current Ordinance requirements, as well as a link to the full Ordinance, could be posted on our website.
  - **Meeting with Commissioner Green:** H. Simon suggested that we reach out to our District 1 Commissioner, Justin Green, to keep Vista Redonda on his radar, and to learn of any County issues that may be relevant to us. H. Simon and Steve Marquart to initiate that communication.
  - **Quality of Life (trash, light, noise, etc.):** A previously Board-approved letter regarding trash left by contractors is ready to be sent to the community, and H. Simon will draft a letter regarding excessive light. While the issues of trash and light are already addressed in the VR Architectural Guidelines as well as the VR Good Neighbor Guidelines, it seems a gentle reminder is in order. When issues arise, friendly engagement directly with the neighbor in question is encouraged, rather than approaching the VRPOA Board.
9. **Security Camera:** Bill Whelan reported that Flock has come out with a new product, "Condor," that takes videos. If combined with our current camera, which takes still photos of license plates entering VR, we would also have video of cars leaving the neighborhood. The cost is \$150 to install and an additional \$1,700 annually. Valerie Arnett made a motion to go ahead with the addition of video for one year, Nat Sloane seconded, and the motion passed. H. Simon and S. Rule were opposed.

10. **Website Update:** B. Garside noted that this project was put on hold while she headed the STR task force, but our website clearly needs updating in order to work on mobile devices. The person who did the original site is standing by and ready to go. Ellen Smith offered to help review what information must be transferred (items we're legally obliged to post), and where things might be better organized, such as the Minutes over the years. The cost to revamp the site is estimated at \$1,500 - \$2,000 (to be split between POA and MDWCA), depending on how clear and specific our directions are to the designer. N. Sloane made the motion to approve going forward with it, B. Sanford seconded, and all approved.
11. **Gate at End of PENE:** Harley Rinzler and Susan Rule continue the work they started in the spring to have the gate at PENE secured.
12. **Meeting Dates:** H. Simon would like to hold POA meetings when most of our out-of-town Board members are in residence. He would further like to have volunteers host meetings so that it doesn't always fall to the President. He will follow up via email.
13. **New Business:** L. Cavalie reported that when switching access to our bank account to the new President, he discovered that the POA Board is not in good standing with the New Mexico Secretary of State. Our existence was revoked in December of 2020 due to nonpayment of the \$10 annual fee. B. Garside made a motion to pursue reinstatement, N. Sloane seconded, and all approved.
14. **Road Improvement Presentation:** This topic followed "New Business" because the meeting had to shift rooms in order for Steve Marquart to deliver a power point presentation. He summarized what he'd learned from numerous meetings over the summer with Jared Rivera, the Supervisor of Road Maintenance for our area. Using slides to illustrate the major problems with our roads as well as the potential solutions, his recommendation was that we take advantage of the County's offer to use RAP (Recycled Asphalt Pavement) to resurface the "hill from Hell" on PENE, and the heavily wash-boarded stretch on PESW after the pavement ends, at no cost to VR. After some robust discussion, questions, and concerns (chiefly increased driving speeds, and an example of problems with RAP in Connecticut), it was concluded that some further investigation is needed before deciding to proceed.
15. **Adjournment:** E. Smith made the motion to adjourn, S. Marquart seconded, and all approved. The meeting was adjourned at 5:58 PM.

Respectfully Submitted,  
Audrey LaFehr, Secretary

