

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

MINUTES OF BOARD MEETING

Monday, November 18, 2024, 4:00 PM – Garside/Warren Home, 108 PESW

1. **Call to Order:** Harvey Simon called the meeting to order at 4:01 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 8 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; Audrey LaFehr, Secretary; Directors: Valerie Arnett (Zoom), Betsy Garside, Susan Rule (Zoom), Ellen Smith, Bill Whelan; Adjunct Directors: Harley Rinzler, Nat Sloane (Zoom), Anna van Schayk. Not Present: Laurent Cavalie, Treasurer; Kevin Pierard, Adjunct Director.

Community Members Present: Teresa Baysden, Chris Brislawn (Zoom), Steve Britt (Zoom), Mary Costello, Steve Marquart, Marilyn Smith, Susan and Matt Waller.

4. **Approval of Minutes of the August 22, 2024 VRPOA Board Meeting:** Ellen Smith made the motion to approve the Minutes, Bo Sanford seconded, and all approved.
5. **Treasurer's Report:** Simon reported for Laurent Cavalie that nothing unusual has occurred on the POA budget, with the exception of an approved expenditure of \$2,200 for the landscaping clean-up of the VR entrance. A question regarding paying for items that were unbudgeted at the Annual Meeting but approved by the Board at the August meeting will be addressed upon Cavalie's return.
6. **Architectural Committee Report:** Simon reported for Kevin Pierard that very few new projects have come before the AC other than minor changes to an exterior wall that was approved. The Board formally thanked David Arnett, who has stepped down from the Committee, for his many years of service as the AC point person. The Board is currently seeking a third member to serve on the AC.
7. **Short-Term Rental Survey Update:** Betsy Garside noted that the full verbatim report from the Survey was distributed to the Board in late

August, and that drawing from the complete responses the first step still seems to be education. Harley Rinzler suggested putting together a document that makes it as clear as possible what the County regulations are and how they apply to VR, and addressing the major issues regarding STRs that community members didn't understand. After a brief discussion of the advisability of explaining to the full membership what would be involved in changing our Deed Restrictions, it was agreed that this should be tabled until after the Board provides further clarification to the community. Rinzler agreed to take the lead on creating this document.

8. **Roads:** Steve Marquart reported that the County's intention to begin maintenance on PENE in mid-October was derailed by the torrential rains we experienced that caused collateral damage across many of the County's roads. The project was further delayed by the heavy, early snowstorm that occurred on November 4-5, necessitating that the road equipment be converted to plowing. The latest communication that Marquart received is that work will begin during the week of Nov 25. As soon as it does begin, another notification will go out to the community, particularly in light of increasing traffic during the holidays.
9. **Clean-up:** There was general agreement that the clean-up project at the VR entrance was very successful and worth the modest expenditure. Simon thanked the committee members Judy Simon, and Gina and Vance Williams for their careful attention to the work.
10. **Insurance Committee:** Mary Costello recapped her own experiences with home owners' insurance in VR, noting that the committee (consisting of herself, Susan Rule, Bo Sanford, and Nat Sloane) have had many Zooms and conversations on the topic. After much discussion, the consensus seemed to be that there would be some value in sending a letter to the community advising that the Board is well aware of the challenges with insurance companies, and to invite the membership to share their experiences, questions, and solutions. The committee will draft a short letter for the Board to review.
11. **VR Website Upgrade:** Garside reported that this project has been on hold for various reasons, but that she and E. Smith will be getting to work on it when other commitments lighten up.

12. **Security Camera:** Bill Whelan noted that Flock has applied for a permit from the County to install the second camera, but is still waiting for approval.
13. **Meeting Dates:** Simon is looking into holding the next meeting in February 2025, perhaps during the first week to accommodate some part-timers. He thanked Garside for hosting this meeting in her home, and asked for others to consider volunteering to host future meetings.
14. **Gate at End of PENE:** Rinzler reported that the Knox Box has been installed on the gate, and that only the Fire Marshall and two full-time Board members will have keys. He proposed adding a “CAUTION: No Exit, No Turnaround” sign at the entry to the small, private driveway leading to the gate, which the Board was in favor of, pending AC approval. There was further discussion about the process of getting that driveway correctly identified as private on Google and Apple maps. Simon thanked Rinzler for successfully managing this important safety issue.
15. **New Business:** Garside raised the issue of inappropriate lighting that does not conform to our AC Guidelines, nor the County’s dark sky regulations. Simon pointed out two recent examples where a friendly approach to the neighbors involved is the preferred way to get the problem solved amicably. However, a letter reminding the community of our lighting requirements would not be amiss.
16. **Adjournment:** Sanford made the motion to adjourn, E. Smith seconded, and all approved. The meeting was adjourned at 5:25 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary