

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

MINUTES OF BOARD MEETING

Sunday, February 23, 2025, 4:00 PM – Sanford Home, 93 PESW

1. **Call to Order:** Bo Sanford called the meeting to order at 4:07 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 7 of the 8 voting Board members were present in person or via Zoom. A quorum was met.
3. **Board Members Present:** Bo Sanford, Acting President; Audrey LaFehr, Secretary; Laurent Cavalie, Treasurer; Directors: Betsy Garside, Susan Rule (joined late via Zoom), Ellen Smith (Zoom), Bill Whelan (Zoom); Adjunct Directors: Harley Rinzler, Kevin Pierard, Anna van Schayk. Not Present: Valerie Arnett.

Community Members Present: Chris and Kristi Brislawn, Ray Chavez, Dennis Delaune, David Flory, Donna and Bruce Ginsberg, Ben and Lisa Holt, Beverly Martin, Steve Marquart, Wendy Pierard, Tracee Stanley-Rinzler, Harvey and Judy Simon, Stephen Warren.
4. **Approval of Minutes of the November 18, 2024 VRPOA Board Meeting:** Betsy Garside made the motion to approve the Minutes, Harley Rinzler seconded, and all approved.
5. **Treasurer's Report:** Laurent Cavalie reported that while the income side of the budget is good (collected all dues, interest on CDs, and transfer fees), the expense side was higher than usual due to the landscaping clean-up of the VR entrance, taxes on CD revenue, insurance almost doubling, and the additional security camera. Garside noted that the upgrade of our website will be another additional expense this year. Cavalie suggested that we may want to shop around for a more favorable insurance rate for next year.
6. **Architectural Committee Report:** Kevin Pierard described the few new projects that have been approved since last meeting: a wall extension, roof solar panels, a driveway gate, a wall height increase, and a stucco repair in an approved color.
7. **Community Events:** Sanford raised the question of whether or not we want to again combine the Annual Meeting (July 21, 2025, 3:00-6:30 PM) with a social hour at the Four Seasons. The general consensus was yes, but Cavalie noted that the cost last year was quite a bit higher than budgeted, due to the necessary addition of Audio/Visual equipment (roughly \$5,000 vs \$8,000). Lisa Holt volunteered to contact Randy Limbacher, who was our liaison with the Four Seasons last year, to further explore our options.

8. **Homeowners' Insurance:** In the absence of Mary Costello to follow up on her findings from the November meeting, Sanford addressed the issue of carriers either dropping or declining to cover homes in Vista Redonda for a variety of reasons, primarily fire danger (please also see New Business below). A letter to the community outlining the problems we're facing was again discussed, likely to be drafted by Costello upon her return.

9. **Board Vacancy:** Sanford observed that there is now a vacancy at Vice President since he stepped up as Acting President following the departure of Harvey Simon in January. He asked the board to consider who might be able to fill that spot until the elections at the Annual Meeting. Harley Rinzler moved to approve Sanford as full President, Cavalie seconded, and all approved.

Audrey LaFehr suggested that it's time for the board to select a Nominating Committee, who will prepare a slate of officers, directors, and adjuncts for FY 2025-2026, to be voted on by the current board and then the full membership at the Annual Meeting in July. The approved slate needs to be ready to go in the mailing by early June.

10. **Roads:** Steve Marquart reported on his numerous interactions with Jared Rivera, Supervisor of Road Maintenance for SF County, since the experimental RAP surfacing of the steep hill on PENE began in December. This included an in-person meeting in February with Rivera and Bo Sanford, bringing our new President into the loop. Last week Marquart surveyed the homeowners on PENE, the majority of those who responded felt the new surface made the road seem safer, smoother, and less dusty.

However, there has been notable deterioration during the past month, which may be a result of the severe rain and snowstorms this past fall that delayed the onset of the work into the less-than-ideal coldest months. Rivera plans to add an additional layer of the RAP material when temperatures warm up this spring, followed by "fog sealing." Once he is satisfied with the surface, he will implement erosion prevention measures: creating new turnouts, check-dams, slope the road for better drainage, clean out the pond, and create another culvert.

11. **Security Camera:** Bill Whelan reported that four weeks ago, Flock finally received approval from the County and the necessary permit to install the second camera. We are now in the queue to receive the equipment, and since so much time has passed, they will install the newest generation of the Condor camera.

12. **VR Website:** Betsy Garside thanked Ellen Smith for reviewing our website to determine what content we need to have (some for legal reasons) and what we don't. Garside will now go through and remove everything that doesn't need to be there so that the web service gets

“clean content” to facilitate the upgrade. We will take a “snapshot” of the site before removal, and archive the documents that should be saved on another platform.

13. **Short-Term Rental Update:** Garside and Rinzler continue to monitor where the County is on STRs in 2025, as the issue is still evolving, and the data they have provided is not always clear, and sometimes contradictory.

14. **New Business:** Rinzler had notified the board prior to the meeting that he would like to discuss **Fire Preparedness**, particularly following the catastrophic losses in his former Los Angeles neighborhood in January. He had further provided links to the source material in our area that he had researched.

The first was a guide to Help Reduce Wildfire Risk from the Forest Stewards Guild, a nonprofit in Santa Fe, who recently received a \$1.3 million federal grant to assist communities in our area. They will come out to individual homes at no charge, assess wildfire risk, and make recommendations. They offer a cost-share program that would reimburse 60% of the homeowners’ costs of mitigation.

The second resource is the National Fire Protection Association, which has a chapter in Santa Fe. They offer an online toolkit to help neighborhoods take steps to reduce wildfire damage and loss. If enough homeowners in Vista Redonda band together to meet the clearly defined criteria to become a certified “Firewise” community, it would reduce our fire risk and could help all of us with insurance companies.

Rinzler volunteered to become our “Fireshed Ambassador,” get the required training, and work with the VR community. He recommended forming a committee to drive Fire Preparedness in VR and take advantage of the financial incentives currently available. Steve Marquart, Tracee Stanley-Rinzler, and Ellen Smith expressed interest in participating.

15. **Adjournment:** Garside made the motion to adjourn, Rinzler seconded, and all approved. The meeting was adjourned at 5:47 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary