

## VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

Deleted:

### MINUTES OF BOARD MEETING

Monday, April 28, 2025, 4:00 PM – Garside/Warren Home, 108 PESW and Zoom

Deleted: 6

1. **Call to Order:** Bo Sanford called the meeting to order at 4:03 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, President; Audrey LaFehr, Secretary; Laurent Cavalie, Treasurer (arrived late); Directors: Valerie Arnett (Zoom), Betsy Garside, Susan Rule (Zoom), Bill Whelan (Zoom); Adjunct Directors: Harley Rinzler, Kevin Pierard, Nat Sloane, Anna van Schayk. Not Present: Ellen Smith.

**Community Members Present:** Teresa Baysden, Kristi Brislawn, Ray Chavez (Zoom), Mary Costello, Bill Daily (Zoom), Dennis Delaune, Lisa Holt (Zoom), Steve Marquart, Wendy Pierard, Brian Quinn, Nancy Siefert (Zoom), Rebecca Sloane, Rose-Marie Wallace, Gina Williams.

4. **Introductions:** Bo Sanford introduced himself as the new President, welcomed new residents, then asked all of the Board members and Community members present to introduce themselves.
5. **Approval of Minutes of the February 23, 2025 VRPOA Board Meeting:** Nat Sloane made the motion to approve the Minutes, Harley Rinzler seconded, and all approved.
6. **Board Vote on VP Nominee:** Sanford made the motion to approve Harley Rinzler for VP, Sloane seconded, and all approved.
7. **Architectural Committee Report:** Kevin Pierard noted that no new projects have come before the AC since the last POA meeting.
8. **Community Events:** Lisa Holt spoke to community member Randy Limbacher, who arranged the Annual meeting and social hour at the Four Seasons last year. Limbacher contacted the hotel, which agreed upon the same arrangement—two hours in the meeting room with A/V setup, followed by light hors d'oeuvres and a cash bar—at the same cost of \$7,400, to be split equally between the VRPOA and the VRMDWCA.

Sanford made the motion to approve including this item in the budget, Rinzler seconded, and all approved.

9. **Hazard Insurance:** Mary Costello said that while she knows a lot about fire prevention strategies, she is delighted that Rinzler has stepped up to take the lead on this effort. She will share with him her findings on lightning rods, backup batteries to open garage doors in a power outage, closed vents to prevent sparks from entering the house, and having a home inventory on video.
10. **Wildfire Preparedness:** Rinzler noted that the WP Committee will have its first meeting this coming Friday. The focus will be on how to leverage the entire community to prepare individual properties to reduce their fire risk and thereby qualify VR as a “Firewise” community, which could help all of us with the insurance companies. The second goal is to improve our own safety and create a plan to communicate with all VR residents and devise an evacuation plan.

Since the last POA meeting, Rinzler has become a Wildfire Ambassador and attended his first quarterly meeting. He has also had his property evaluated by the Forest Stewards Guild, a nonprofit in Santa Fe, who came out and did an assessment at no charge, provided a written report, and had a few recommendations for remediation, which he completed. He noted that they also offer “chipper days,” bringing a wood chipper to the community if enough residents have dead wood to be removed.

There ensued a discussion of evacuation, and the potential problem of having only one road out of VR (592). In the event of a blockage along PENE, there is the option of exiting through the locked gate at the far end and escaping through Chupadero. While three homeowners closest to the gate have the key to the lockbox (and two are full-time), Rinzler suggested that a further layer of protection may be to add a second lockbox with a combination lock that would give access to a greater number of residents in an emergency. The Committee will research alternative evacuation routes, possibly through Tesuque Pueblo land if we can get their permission in emergency situations.

11. **Nominating Committee:** Sanford noted that it’s time to form a NC to put together a slate of Officers, Directors, and Adjuncts for the 2025-2026 FY.

This slate will be voted on by the POA Board by early June, and the Board-approved slate will be voted on by the full community at the Annual Meeting in July. Sanford will send an email to the Board to determine each member's willingness to stand for re-election for the coming year and in what capacity, and who would like to be on the NC. The NC is also charged with recruiting new Adjuncts for the coming year.

12. **Update on Roads:** Steve Marquart reported that since the last POA meeting, the "hill from hell" on PENE has undergone numerous phases of the RAP surfacing, culminating in being "fog sealed" this past Friday. The general consensus in the meeting was that this treatment constitutes a major improvement on this dangerous section of our roads, but that it is too soon to know how well or how long it will hold up. Marquart said that Jared Rivera, Supervisor of Road Maintenance for SF County, will reapply the fog sealing as needed, and that it's more economical and time-efficient to fog seal twice a year rather than grade the road every month.

Marquart noted that the County is willing to apply the same treatment to the very steep section of Vista Redonda Road, including the fog sealing and erosion remediation, and that they would like to RAP surface all of our roads for easier, cost-effective maintenance, and to eliminate wash-boarding and reduce dust. While most participants in the meeting seemed to be in favor of improving the steep hill on VR Road in the same manner as that on PENE, there was far more controversy surrounding the idea of RAP surfacing all our roads. The argument against seemed to be primarily aesthetic and environmental concerns, while that in favor had to do with reducing dust and wear-and-tear on cars.

The discussion concluded with most agreeing that we request that the County focus first on the steep section of VR Road, and perhaps experiment with RAP without seal on a short section of flat road to see how it looks and drives, perhaps the top of VR Road beyond the four-way stop, as had been previously proposed. Sanford reiterated that these are County roads, not private, and while the County would prefer to be aligned with the community, it is ultimately their decision and they will do what is in their best interest.

13. **Security Camera:** Bill Whelan reported that two weeks ago, Flock installed the new security cameras, now capturing license plates both coming and

going. He noted that with this new generation of equipment the images are noticeably clearer.

14. **VR Website:** Betsy Garside reported that Ellen Smith finished reviewing our website to determine what content we need to have (some for legal reasons) and what we don't. After Laurent Cavalie backed up the website, Garside completed going through and cleaning up the content to facilitate the upgrade so that Studio X can "lift and plunk" all the info into the new site.

15. **Treasurer's Report:** Cavalie observed that the numbers have not changed much since the previous meeting, with the exception of an additional transfer fee, however we are over budget due to the landscaping clean-up of the VR entrance, taxes on CD revenue, insurance almost doubling, the additional security camera, and the website upgrade. He suggested putting a small amount, perhaps \$500, into the coming year's budget for a small refresh on the entrance landscaping. With all of these additional expenses, Cavalie recommended that we increase the POA annual assessment from \$140 to \$190 or \$200. LaFehr made the motion to approve the coming year's assessment at \$200, Rinzler seconded, and all approved.

16. **New Business:**

- **Plat Map:** Sanford suggested that it would be helpful to have a comprehensive plat map for Vista Redonda, something to quickly reconcile the property's address, Lot number, Unit letter, etc. It was suggested that the County Assessor would have something like that.
- **Barking Dogs:** Wendy Pierard raised the question of how to deal with a neighbor who leaves their dog outside for hours at a time, and the dog barks continuously. Having spoken with the neighbor without success, she asked the Board to consider next steps.
- **STR Follow-up:** Anna van Schayk asked if the Board has any plans to follow up on the STR issue, and volunteered to participate in whatever that effort is. It was agreed that there should be a brief presentation at the Annual Meeting, bringing the community up to speed on the County's latest regulations and other pertinent information re VR in particular. And it may be useful to those who rent or simply offer their homes to friends or relatives to vacation in

to have a very clear and concise hand-out that outlines the expectations and restrictions on renters and visitors in this community, especially as the County's regulations go well beyond our suggestions in the VR "Good Neighbor Guidelines."

- **Watering:** Garside noted that, speaking of County Regulations, watering, including irrigation, is not permitted between 11:00 AM and 7:00 PM, unless you are holding a hose or a watering can(?).
- **Ferrellgas:** Bill Daily commented on the state of the propane industry, noting that we may not get as good a deal this year as he has negotiated in the past. The reasons being that there is a new guy at Ferrellgas negotiating with Daily on our community rate and cap, and that while we produce a lot of propane in the U.S., it is still somewhat caught up in the tariff situation and the subsequent volatility in the world economy this year. Daily thanked Sanford for running a great meeting.

17. **Adjournment:** Nat Sloane made the motion to adjourn, Garside seconded, and all approved. The meeting was adjourned at 6:01 PM.

Respectfully Submitted,  
Audrey LaFehr, Secretary