

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

MINUTES OF BOARD MEETING

Tuesday, June 17, 2025, 4:00 PM – via Zoom

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

Community Members Present: Bill Berra, Steven Britt, Ray Chavez, Mary Costello, Bill Daily, Dennis Delaune, Link Grimes, Melissa Grimes, Lisa Holt, Erica Laughlin, Keitha Leonard, George Martin, Gina Williams.

4. **Approval of Minutes of the April 28, 2025 VRPOA Board Meeting:** Susan Rule made the motion to approve the Minutes, Harley Rinzler seconded, and all approved.
5. **Treasurer's Report:** Cavalie observed that the numbers have not changed much since the previous meeting, during which he explained that 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. Also, at the last meeting he suggested putting a small amount, perhaps \$500, into the coming year's budget for a minor refresh of the entrance landscaping. With all of these additional expenses, the Board voted at the April meeting to increase the POA annual assessment from \$140 to \$200. If, between now and the Annual Meeting, it is determined that we need a further increase in the assessment, that can be proposed and voted on by the entire community.
6. **Architectural Committee Report:** Nothing new to report since the last POA meeting.
7. **Community Events:** Lisa Holt noted that the contract has been signed for the Annual Meeting (July 21) at The Four Seasons. Several Board members (Audrey LaFehr, Lisa Holt, Laurent Cavalie) will arrive early to set up the table with nametags and sharpies, and ensure that the Audio/Visual system is working properly. L. Cavalie and DJ (Dennis Trujillo Jr) will prepare a spreadsheet as they did last year to easily tabulate the proxies.
8. **Wildfire Preparedness:** Harley Rinzler noted that those property owners who participated in the initial fire risk assessments should have received their reports from the Forest Stewards Guild. The current goal of the WP Committee is to complete the entire process (assessment, report, mitigation bid, mitigation accepted, submit receipts and try to get reimbursement from the Forest Stewards Guild) on one home prior to the Annual Meeting, and will use the McKinney's property as a test case.

9. **Nominating Committee:** Ellen Smith reported that the NC submitted their proposed Board slate for 2025-2026 to the current Board several weeks ago, and that it was voted on and approved via email. The full community will have received the Board-approved slate in the mailing, and will have the opportunity to vote on it at the Annual Meeting.

10. **Updates:**

- **Security Camera:** Nothing new to report since the April meeting.
- **VR Website:** Board members have had the opportunity to try the upgraded website on their mobile devices, and have found that it's working well.
- **Propane:** Bill Daily noted that the price of propane is tied very closely to world events, particularly in the Middle East, which is why there's been extreme volatility in the price recently. He suggested that now would be a good time to order more propane (if you're not on autofill), as the price is most likely going to increase in the coming months.

11. **Report on VR Roads:** Harley Rinzler reported that Steve Marquart has retired from being the liaison between VR and SF County Road Maintenance. However, before he stepped down, Marquart arranged a meeting to introduce Rinzler to Jared Rivera, Supervisor of Road Maintenance, which Rinzler found very educational. He reiterated from the last meeting that the general consensus is that resurfacing on the PENE hill has been a vast improvement, but that there seems to be some serious disagreement about how much more of our roads, if any, should be resurfaced (while there are some strong opinions on both sides of the issue, a survey of the entire community has not been conducted). Rivera did emphasize the need to improve the steep hill on Vista Redonda Road, and intends to use a mix of sand and caliche, similar to the improvement of the section of PESW beyond the pavement.

By way of comparison, Rinzler observed how nice the roads are in the nearby development of Los Caminitos, which are the natural dirt color, but are smooth and create no dust. These are private roads (unlike ours), which the community maintains by grading once a year and applying a coat of magnesium chloride, at a cost of \$71,000. In addition, they redo the base course every 10 years at a cost of \$400,000 - \$500,000.

12. **New Business:** Anna van Schayk suggested that we should be prepared to discuss the current status of Short-Term Rentals (STRs) in Vista Redonda, as well as the County's latest regulations, and what we plan to do, if anything, going forward. She will follow up with Betsy Garside (who headed the VR STR Committee) regarding potential questions at the Annual Meeting.

13. **Adjournment:** Sanford made the motion to adjourn, Rinzler seconded, and all approved. The meeting was adjourned at 5:28 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary