

VISTA REDONDA MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION
(VRMDWCA)

AGENDA FOR ANNUAL MEETING

Monday, July 21, 2025, 3:00 PM (MST)

The Four Seasons Resort – In-Person Only

1. **Call to Order:** Wendy Pierard called the meeting to order at 3:10 pm Mountain Time.
2. **Certification of a Quorum** – Betsy Garside certified that 52 property owners were present in the room or by proxy. A quorum was met.
3. **Current Board Members Present:** Wendy Pierard, President; Audrey LaFehr, Vice President; Laurent Cavalie, Treasurer; Betsy Garside, Secretary. Director: Kevin Pierard. Adjunct Director: Stephen Warren. Via proxy: Kristi Brislawn, Steve Marquart, Anthony Moore, Chris van Schayk. Also in attendance: Dennis Trujillo, water master from III-D.
4. **Opening Comments:** W. Pierard welcomed all and gave her thanks to all on the board for their service.
5. **Approval of Minutes from the July 15, 2024 Annual Meeting:** Susan Rule made a motion to approve, Bo Sanford seconded. The motion passed unanimously.
6. **Approval of Board Actions for FY 2024-2025:** Harley Rinzler made a motion to approve, S. Rule seconded. The motion passed unanimously.
7. **Election of the Board of Directors for FY 2025-2026:** W. Pierard presented the slate of officers, thanked the nominating committee for identifying interested residents, and pointed out that constancy of board makeup is helpful given the new well process; she recognized Donna Defonce Ginsberg as a new adjunct member. B. Sanford moved the slate be approved as presented; H. Rinzler seconded. The motion passed unanimously.

Wendy Pierard, President

Audrey LaFehr, Vice President

Betsy Garside, Secretary

Laurent Cavalie, Treasurer

Directors: Kristi Brislawn, Kevin Pierard, Chris van Schayk

Adjunct Directors: Anthony Moore, Stephen Warren, Donna Defonce Ginsberg

8. **Update on the Water System:** W. Pierard reported that all but Well 5 are working right now; Well 7 was just repaired. The pump for Well 1 is on a watch list, but hopefully will last a couple more years. The bottom line is Vista Redonda's system is aging and requires fixing, which adds a degree of budget uncertainty. Regarding water loss, there are issues with a hydrant at 111 Paseo Encantado SW, and a leak on Paseo Encantado NE. Otherwise, not much water loss from the system. The electronic-read meters are now fully in place; if residents have any trouble receiving and reviewing their monthly readings please let the Board know.

The new well will hopefully take pressure off the system. Progress made to date includes selecting Martin/Martin (M/M) as contractor, and identifying a site for the well on the storage site (just across from neighborhood entrance). M/M is just through the engineering phase of the project; next phase is drilling, which will create noise and light for a short period. The current estimate for production from this well is 20 gallons per minute. During well development the Board should get a good sense of the state of the aquifer supplying Vista Redonda. Residents asked clarifying questions:

When do you think well will be done? The request for drilling proposals (RFP) is about to go out. Drilling will start this fall, with a hoped-for early completion by first of the year. (The contract schedule is for March-April 2026 completion.)

Depth of well? Estimate is currently 750-850, based on wells in the area.

Condition of aquifer? Based on some data from Rio en Medio, Vista Redonda looks pretty good. This IS the West, and discharge will probably outpace recharge, though the neighborhood location in the foothills helps. More data will come from the drilling process as that proceeds.

At an estimated 20 gals/min, what will that add to our system? The new well will provide about 25 percent of our supply.

The Board will try to keep residents up to date as the well progresses; timing should be clearer as the RFP process moves along.

9. **Presentation of Financial Statement:** L. Cavalie presented the capital budget, discussing some of the issues that caused higher expenses (eg, pipe replacements, installation of new meters). For the capital budget, the Board did not spend the budgeted amount for the well; that has been moved to next year. (There was never a plan to spend all well money in one year, but it was in the current budget to show total amount.) At this point \$475,000 is still the best estimate until bids come in.

Recommendation is to keep capital assessment the same at \$1,400 per lot; there is a good balance in reserves. This balance will drop with the new well, but will rebuild in a few years: Well 3 was the last large capital expense but reserves were back to \$1M in five years. The Board will review capital assessments again next year in light of the new well.

Operational expenses were much higher in the past; this year the Board has managed to slow the deficit. The reserves for operations are better even with a big drop a few years

ago. The recommendation is to keep operational assessment the same, \$1,500 for developed lots and \$750 for undeveloped lots.

Discussion from the community included questions about well-cost certainties and processes. While there is a budget estimate for the new well, the project holds much uncertainty – what will be water quality, production level, treatment needs? Details will come as the process progresses. Clearly, Vista Redonda needs this new well, and based on expert opinions, this is the best spot to develop one. L. Cavalie clarified that while there is no requirement to keep financial reserves, there is a general practice of keeping 1.5 years of expenses in reserves. Currently Vista Redonda is at both ends of the spectrum, with 1 year in operating reserves and way more than that in capital reserves. The strategy has been to hold higher capital reserves rather than calling on residents for extra funds when needed.

10. **Resolution to Adopt the 2025-2026 Fiscal Year Budget and Assessments:** B. Sanford made the motion to approve, H. Rinzler seconded. The motion passed unanimously.
11. **Resolution to Adopt the 2024-2025 Fourth Quarter Final Budget:** B. Garside made the motion to approve, S. Rule seconded. The motion passed unanimously.
12. **Any New Business:** A resident asked if there is a long-term water strategy for Vista Redonda. John Shomaker & Associates did a 40-year plan in 2019, as required by the state; it is on the Vista Redonda website. The neighborhood will be close to maximum water-rights usage with the new well. In response to another question, D. Trujillo pointed out that If something goes wrong, such as losing access to large amounts of water or losing water quality, Vista Redonda would have to go to the state and petition for more water. Risk to Vista Redonda's water supply falls into two categories – mechanical and state-level – and the neighborhood can only manage the former.
13. **Adjournment:** S. Rule made the motion to adjourn, B. Sanford seconded. The motion passed unanimously and the meeting was adjourned as 3:51 pm Mountain Time.