

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION  
(VRPOA)

MINUTES OF ANNUAL MEETING

Monday, July 21, 2025, 4:00 PM (or following MDWCA) – The Four Seasons Resort

1. **Call to Order:** Bo Sanford called the meeting to order at 3:53 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 52 property owners were present in the room or via a valid proxy. A quorum was met.
3. **Board Members Present:** Bo Sanford, President; Harley Rinzler, Vice President; Laurent Cavale, Treasurer; Audrey LaFehr, Secretary; Directors: Betsy Garside, Susan Rule, Kevin Pierard; via proxy: Ellen Smith, Bill Whelan, Nat Sloane, Anna van Schayk.
4. **Approval of Minutes of the 2024 Annual Meeting:** S. Rule made the motion to approve the Minutes, Stephen Warren seconded, and all approved.
5. **Approval of Board Actions for FY 2023-2024:** David Rule made the motion to approve the Board Actions, Wendy Pierard seconded, and all approved.
6. **Financial Statement, Budget Report, and Approval of Proposed Budget and Assessment for FY 2025-2026:** L. Cavale presented the Financial Statement and Budget, noting that while the POA income and expenses tend to be very consistent from year to year, this past year was unusual in that the Board approved several expenditures that were not in the original budget: Adding a second security camera, cleaning up and landscaping the entrance to VR, and upgrading the VR website. To rebuild our reserves, the Board recommendation was to increase the Annual Assessment from \$140 to \$240 per lot. Lisa Holt made the motion to approve the Budget and Assessment, Gina Williams seconded, and all approved.
7. **Architectural Committee Report:** K. Pierard went through a list of recently approved projects, such as a gate installation, a patio redesign, solar panels on a roof, a reconfigured driveway and retaining wall, and an extension of a stucco wall. He also mentioned a couple of projects that are currently under consideration, including a pool and pool house.
8. **Website Upgrade:** B. Garside reported that the upgrade has been completed, so that our VR website is now mobile-friendly. She advised, however, that because there are a lot of PDFs on the site, it is still preferable to view the site on a regular computer or laptop. She

thanked E. Smith for going through all of the content on the site and flagging what needed to be there legally, and what didn't.

9. **Security Camera Report:** B. Sanford noted that B. Whelan succeeded in getting Flock to complete adding a second safety camera at the entrance to Vista Redonda, which will now capture license plates both entering and exiting VR. In the process, Flock also upgraded our cameras with the latest generation of equipment, producing noticeably clearer images.
10. **Wildfire Preparedness Report:** Several months ago, H. Rinzler convened a WP Committee to improve our Wildfire Preparedness in VR, and increase our insurability. He described a study done in California wherein two small houses were built side-by-side, one following rigorous fire mitigation practices (primarily having no foliage or flammable items within 5 feet of the house) and the other not. After a proscribed fire, the former house was virtually unscathed while the latter was an inferno within 20 minutes.

The VRWPC has been working with the Forest Steward's Guild, a local nonprofit that performs fire risk assessments and provides recommended mitigation to homeowners free of charge. The FSG has completed 14 assessments in VR to date, and one property has gone through the entire process (assessment, report, landscape mitigation bid, mitigation performed and evaluated, receipts submitted for potential partial reimbursement). This test project was done on time and on budget, costing the homeowner \$7,500 after being reimbursed \$1,500 through a government grant the FSG received to help offset the cost of wildfire mitigation.

Rinzler further described the process whereby VR could become a certified Fire Safe Community. He is willing to take the lead on the rather extensive application process, provided that the vast majority (perhaps 80%) of VR homeowners are willing to participate in reducing their own fire risk to some degree. Should we fall short of this level of whole community participation, there is an option for smaller areas of VR to qualify for certification.

11. **Lightning Rods:** Mary Costello noted that the #1 cause of wildfire in New Mexico is lightning, and that several years ago she installed lightning rods on her house and casita at a cost of \$7,000. She had prepared hand-outs describing the benefits of lightning rods, and emphasized the importance of using certified installers.
12. **Update on Roads:** H. Rinzler said that thanks in large part to Steve Marquart's working closely with Jared Rivera, Supervisor of SF County Road Maintenance, the steep hill on PENE was vastly improved by being RAP surfaced and fog sealed this past spring. And while it is already showing some deterioration, that can be addressed by ongoing

maintenance. Rivera has said the County will improve the steep hill on Vista Redonda Road by building up the base course and surfacing it with a combination of sand and caliche, as they did on the section of PESW beyond the pavement. Rinzler would like to organize a meeting of the Road Committee, which plans to poll the entire community on their opinions about what constitutes road improvement in VR, although with Rivera retiring in two months, we have no idea what the new Supervisor will do, and it's ultimately the County's call.

13. **Short-Term Rental Status:** B. Garside advised that the County has beefed up their enforcement capacity considerably to ensure their regulations will be followed. They now have the staff to crack down on those who are running STRs without conforming to the required application and registration with the County, paying the fees and taxes, and following the rules regarding occupancy, parking, noise, light, etc.
14. **Election of the Board of Directors of VRPOA for 2025-2026:** B. Sanford presented the proposed slate of officers and directors for this coming year, noting that Valerie Arnett, Betsy Garside, Susan Rule, and Ellen Smith have stepped down from the Board, and thanking them for their many years of service to the community. Bill Berra made the motion to elect the slate, W. Pierard seconded, and all approved.

Officers:

Bo Sanford, President  
Harley Rinzler, Vice President  
Laurent Cavalie, Treasurer  
Audrey LaFehr, Secretary

Directors: Bill Whelan, Kevin Pierard, Anna van Schayk

Adjunct Directors: Nat Sloane, Ellen Cannon

15. **New Business:** H. Rinzler reported that the neighborhood cleanup along all of VR roads that was recently approved by the Board has been done. Two truckloads of garbage and construction debris were removed, the entrance was weeded and cleaned up, and the large dead tree that had fallen near the intersection of PENE and Entrada Corta and threatened to block the culverts there was removed. The large dead tree on the old well site on 22 Vista Hermosa will also be removed by the POA.
16. **Adjournment:** S. Warren made the motion to adjourn, H. Rinzler seconded, and all approved. The meeting was adjourned at 5:04 PM.

Respectfully Submitted,  
Audrey LaFehr, Secretary

