

VRMDWCA Board Meeting Minutes

Tuesday, February 17, 2026, 4:00 PM (MST)

Pierard Home (42 Vista Redonda Rd) and ZOOM

1. **Call to Order and Certification of a Quorum:** Wendy Pierard called the meeting to order at 4:02 PM. Six of the 7 voting members were present; a quorum was met.

Board Members Present: Wendy Pierard, President; Audrey LaFehr, Vice President; Laurent Cavalie, Treasurer; Directors: Kristi Brislawn, Kevin Pierard, Chris van Schayk; Adjunct Director: Donna Defonce Ginsberg (Zoom); Not Present: Betsy Garside, Secretary, and Adjunct Directors Anthony Moore and Stephen Warren.

Community Members Present: Bill Berra and Bill Daily (Zoom).

Others Present: None.

2. **Approval of Minutes from the December 12, 2025 meeting:** A. LaFehr motioned to approve the minutes, K. Brislawn seconded, and all approved.
3. **Leak Repair on PENE:** W. Pierard noted that it still hasn't been repaired and seems to be getting marginally worse, prompting concern and complaints from neighbors. While Pierard has communicated to Dennis Trujillo, our Water Master, that this has become a priority, the delay has to do with bringing some equipment out to the neighborhood that Trujillo would like to coordinate with some work that will also need to be done at the new well site. Trujillo explored hiring an outside contractor but the cost was prohibitive. Pierard to ask Trujillo for a schedule and budget both for fixing the leak and repairing Wells 5 and 7.
4. **New Well Project:** Several drilling companies have expressed interest in bidding on the project, however, some have had questions and therefore wanted more time to submit their bids, which we granted. For example, while the original proposal called for 8-10 hours of drilling in each 24-hour period, one company requested a 24/7 schedule which would be far more efficient than shutting the work down and restarting it each day. Even on a 24/7 schedule, completing the well will still take a couple of weeks. We need to find out if the County allows 24/7 drilling, and if so, ask for two separate offers on the two different schedules. We will also need to consider the impact of light and noise on nearby homes. We're still hoping to begin drilling by May.
5. **Excessive Strain on the Wells:** This has been discussed by the Board recently via email, in the context of filling swimming pools in late spring/early summer, just as irrigation systems are ramping up. C. van Schayk suggested reframing the problem of putting excess strain on our water system by imposing a limit on the number of gallons a

homeowner can divert in a 24-hour period. This would accomplish the same goal while eliminating the question of defining a swimming pool, hot tub, pond, fountain, etc. We can work with D. Trujillo to come up with a maximum number of gallons that makes sense, and also give homeowners information on bulk water carriers.

6. **Increasing Overage Fees:** While this was discussed at the December meeting, with L. Cavalie providing useful comparisons of Vista Redonda's fee schedule versus those of the City of Santa Fe and Santa Fe County, it was agreed that we table this discussion until the next meeting.
7. **Financial Report:** L. Cavalie said that not a lot has changed since the December meeting, but we had higher income on property transfers than budgeted. Spending on System Maintenance is higher than usual with some money already spent toward repairing Wells 5 and 7. At this point 5 just needs to be connected, whereas 7 is still in the diagnostic phase. We've so far spent \$61,000 on the new well, with an estimated \$400,000 still to come.
8. **Nominating Committee for FY 2026/2027:** W. Pierard to work on appointing a Nominating Committee via email, which will then be voted on by the Board. The approved committee will come up with a slate of officers, directors, and adjuncts, to be voted on by the Board and then submitted to a vote by the entire community at the Annual Meeting in July.
9. **Adjournment:** van Schayk made the motion to adjourn, Cavalie seconded, and all approved. The meeting was adjourned at 4:56 PM.

Respectfully submitted,

Audrey LaFehr, Vice President