

VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

MINUTES OF BOARD MEETING

Monday, September 29, 2025, 4:30 PM – via Zoom

1. **Call to Order:** Bo Sanford called the meeting to order at 4:33 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 6 of the 7 voting Board members were present via Zoom. A quorum was met.
3. **Board Members Present:** Bo Sanford, President; Harley Rinzler, Vice President; Audrey LaFehr, Secretary; Laurent Cavalie, Treasurer; Directors: Kevin Pierard, Bill Whelan; Adjunct Directors: Ellen Cannon; Not Present: Nat Sloane, Anna van Schayk.

Community Members Present: David Arnett, Teresa Baysden, Bill Berra, Chris and Kristi Brislawn, Steven Britt, Mary Costello, Bill Daily, Betsy Garside, John Lathrop, George Martin, Wendy Pierard, Steve Richmond, Susan Rule, Michael Siefert, Stephen Warren.

4. **Approval of Minutes of the June 17, 2025 VRPOA Board Meeting:** H. Rinzler made the motion to approve the Minutes, L. Cavalie seconded, and all approved.
5. **Treasurer's Report:** Cavalie noted that all but three property owners have paid their annual fees, bringing in about \$14,000, much of which has already been invested in CDs.
6. **Architectural Committee Report:** K. Pierard reported that the AC recently approved solar panels on a roof, an extension of a stucco wall, and an addition to a house. Pending projects include waiting for revised plans to a pool and cabana and a proposal for a new house on 85 PESW.
7. **Wildfire Preparedness:** H. Rinzler mentioned that Vista Redonda has received the National Firewise USA Program Certificate for successfully completing the annual requirements for 2025, and is a member in good standing through the 2026 calendar year. The Certificate was sent via email to all VR property owners several days ago, and Rinzler asked that residents provide feedback as to whether or not the Certificate makes a difference with insurance companies regarding discounts or not being dropped. He further suggested that residents document any money and time spent on

fire risk remediation, along with photographic evidence, which will help us maintain our certification going forward. B. Sanford thanked Rinzler for the enormous amount of work and time he has put into this effort.

- 8. Road Report:** H. Rinzler reported that since Road Maintenance Supervisor Jared Rivera retired in September, the County has appointed José Montoya to replace him. Montoya's top priority for our roads is to rehabilitate all of the bar ditches to prevent water from running across the surfaces. This should begin soon, and Montoya will follow Rivera's practice of alerting Water Master Dennis Trujillo before drawing on our water supply for road maintenance.
- 9. Ferrell Gas Propane:** B. Daily spoke with his contact at Ferrell Gas last week and they agreed to go with the same plan as we had this past year. Daily suggested that the current price of \$1.94 per gallon is pretty good, and residents may want to order a load now with the VR Program Price even if they are on the "keep full" plan. Daily will draft an email to be sent to the entire community alerting residents to this opportunity.
- 10. Auto Battery Charger Program:** M. Costello noted that PNM has a program to subsidize the installation of a 220-volt garage outlet to charge an electric vehicle. She was very pleased with the significant discount as well as the work done by Bulldog Energy.
- 11. New Business:**
 - The Brislawns asked if anyone else was experiencing loud banging noises associated with their water pipes along with pulsing water pressure coming out of the faucet, occurring late at night for about 30 minutes. No one else in the meeting had, but will pay closer attention and the Brislawns will continue to track it and investigate for patterns/causes.
 - H. Rinzler observed that the entrance that was cleaned up last spring is going to need regular maintenance as the weeds quickly return, especially with the rain we've had lately. He suggested we consider a regular monthly clean-up perhaps 8 months of the year. As we've only allocated \$500 in the budget for entrance maintenance, L. Cavalie suggested we do a clean-up before winter and then evaluate it again in April or May.

- H. Rinzler questioned whether we're making the best use of our budget by holding our Annual Meeting and community party at the Four Seasons, at just under \$7,000 for the room, the Audio/Visual, and the hors d'oeuvres. He proposed separating the meeting from the party, conducting the meeting on Zoom and having the party at the home of a resident volunteer. The catering and clean-up should cost far less than what we've been paying, and the quality of the social gathering should be enhanced by not following a two-hour meeting. The Rinzlers have volunteered to host the party at their home in 2026, and the Board will begin to investigate all that will involve.

12. Adjournment: H. Rinzler made the motion to adjourn, L. Cavalie seconded, and all approved. The meeting was adjourned at 5:32 PM.

Respectfully Submitted,
Audrey LaFehr, Secretary