

# VISTA REDONDA PROPERTY OWNERS' ASSOCIATION (VRPOA)

## MINUTES OF BOARD MEETING

Wednesday, December 17, 2025, 4:00 PM – via Zoom

1. **Call to Order:** Bo Sanford called the meeting to order at 4:03 PM.
2. **Certification of Quorum:** Audrey LaFehr certified that 5 of the 7 voting Board members were present via Zoom. A quorum was met.
3. **Board Members Present:** Bo Sanford, President; Audrey LaFehr, Secretary; Laurent Cavalie, Treasurer; Directors: Bill Whelan, Anna van Schayk; Adjunct Directors: Ellen Cannon; Not Present: Kevin Pierard, Nat Sloane, Harley Rinzler

**Community Members Present:** Ray Chavez, Dennis Delaune, Betsy Garside, Matthew (54 PENE)

4. **Approval of Minutes of the September 29, 2025 VRPOA Board Meeting:** L. Cavalie made the motion to approve the Minutes, B. Whelan seconded, and all approved.
5. **Treasurer's Report:** Cavalie noted that it was difficult to collect the annual fees this year, and we still have one that's outstanding. This seems to be because a house sold around the time the fees were due, and whether the buyer or seller was responsible for paying may not have been
6. included in the closing statement. Cavalie will reach out to the new owner to explain the situation. Otherwise, our income and expenses are normal with nothing unusual to report.
7. **Architectural Committee Report:** Cavalie reported that plans for a new house were turned down and it is now on hold, awaiting revised plans. There seemed to be issues with the County's building regulations. The AC is also waiting for revised plans for a pool.
8. **Wildfire Preparedness and Road Report:** These discussions were tabled in the absence of Harley Rinzler, who has been leading the effort on both of these topics.

9. **2026 Annual Meeting and Neighborhood Cleanups:** Again, these topics were tabled, to be resumed at the next meeting. It was noted that the Annual Meeting will be Monday, July 20, and so the mailing to the community will need to go out by June 19.
  
10. **New Business:** B. Garside noted that there have been an unusually large number of large coyotes in the neighborhood, and they seem to be quite bold about approaching houses. She suggested being extra vigilant about protecting pets.
  
11. **Adjournment:** A. LaFehr made the motion to adjourn, L. Cavalie seconded, and all approved. The meeting was adjourned at 4:24 PM.

Respectfully Submitted,  
Audrey LaFehr, Secretary