

Eldorado Community
Improvement Association, Inc.

2013 Annual Report

to the membership



Photo: Jack Arnold

ANNUAL REPORT

Eldorado Community Improvement Association

LETTER FROM THE ECIA BOARD



DAG RYEN



JAN PIETRZAK, VICE-PRESIDENT



KARYN MOUNSEY, SEC'TY



TODD HANDY, TREASURER



JEANNE CALZADA



PAM HENLINE



DAVID PERLMUTTER

The past year has been an active one for the Eldorado Community Improvement Association. Significant upgrades have been made to our amenities, we have forged stronger relationships with county officials to improve our roads and multi-use trails, and we have made significant strides in conducting ECIA business in a more professional, transparent, and efficient manner.

Our recreational amenities are among the community's most important assets, and maintaining them at their original high standard should remain one of our top priorities. The ever-popular pool area got a solid spring cleaning and some new technical components last year, and will be ready again for swimmers in a few weeks. Our new state-of-the-art tennis courts have been described by a local professional as the best outdoor facility in the Santa Fe area. The basketball court was resurfaced and restriped, and Eldoradoans volunteered countless hours to rebuild and maintain trails in our impressive preserve area. Plans have also been finalized for resurfacing some of our most widely used hike/bike trails.

Considerable effort has also been exerted to make our community center more attractive. Working with the guidance of professional arborists and landscape designers, plantings around the center complex have been upgraded, lighting around the complex has been improved, and a beautiful cactus garden has been added. An expansion of the cactus garden is already underway. As a boost to our landscaping efforts, the ECIA has established a composting facility that will turn horse manure from the stable area into nutrients for our xeric plants.

Of course, in a community as large and diverse as Eldorado, there will always be differences of opinion. The assessment increase in the new budget is in response to our growing replacement costs and the need to bolster our reserves. The Board of Directors is confident that members will in time enjoy the advantages of this investment. The Board also assures members that it will work diligently to minimize conflict arising from the covenants that protect the rights and property values of all.

We look forward to another active year, and we encourage every member to become actively involved in the work of the ECIA. None of our improvements or successes would be possible without the generous effort of countless volunteers, and there is a lot more to be done. Get involved, come to meetings, let your voice be heard. Eldorado's bright future belongs to all of us.

Sincerely,
Dag Ryen, President
Jan Pietrzak, Vice-President
Todd Handy, Treasurer
Karyn Mounsey, Secretary
Pam Henline, Director
David Perlmutter, Director
Jeanne Calzada, Director

www.EldoradoSF.org

Visit our community website for documents and reports about Eldorado, the ECIA, and the working committees

NOTICE OF ANNUAL MEETING OF THE MEMBERS

Eldorado Community Improvement Association

Dear Eldorado Community Member,

You are cordially invited and encouraged to attend the Annual Meeting of the Members of the Eldorado Community Improvement Association, Inc., which will be held on Monday, May 5, 2014, at 7:00 PM at Eldorado Community Church (La Tienda Shopping Center).

As an Eldorado at Santa Fe lot owner, you are automatically a member of the Eldorado Community Improvement Association, Inc., a non-profit corporation organized to provide for the maintenance and preservation of the property and to promote the health, safety and welfare of the residents.

THE AGENDA FOR THE ANNUAL MEETING IS AS FOLLOWS:

- 7:00 PMCall to Order - Board President Dag Ryen
7:05 PMOpening Remarks - Board President
Introduction of Board - Board President
Announcement of Tellers - Board Secretary Karyn Mounsey
Designation of Quorum - Board Secretary
Introduction of Board Election - Board Secretary
7:15 PMApproval of Minutes of 2013 Annual Meeting - Board Secretary
7:20 PMPresident's Report - Board President
7:25 PMTreasurer's Report - Board Treasurer Todd Handy
7:30 PMRecognition of Committee Chairpersons and Acceptance of Committee Reports:
 ▼ Architecture Committee - Katherine Mortimer
 ▼ Conservation Committee - Jim Daniel and Cherry Payne
 ▼ Election Committee - Kathie Graham
 ▼ Facilities & Grounds Committee - John Calzada
 ▼ Finance Committee - Dan Drobnis
 ▼ Information Committee - Frank Schober
 ▼ Road Committee - Fred Raznick
 ▼ Stable Committee - Karen Cameron
 ▼ Sustainable Planning and Education Committee - Steve Rudnick
7:55 PMNeighborhood Watch report
8:00 PMResident of the Year award
8:05 PMCommunity Open Forum
8:55 PMVote Results - Board Secretary
9:00 PMAdjournment - Board President

Bill Donohue, General Manager

Ballots for the Board of Directors Election must be received on or before May 1, 2014. Ballots will be accepted at the ECIA office until 5 pm. The proxy information on the back of the ballot envelope is for the sole purpose of establishing a quorum at the meeting.



BILL DONOHUE, GENERAL MGR



DIANA GUTIERREZ, ADMIN. ASST.



MARILYN FARRELL, ADMIN. ASST.



MARK YOUNG, COVENANT COMPLIANCE



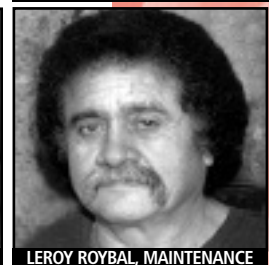
RAVEN HICKS, COMM SVCS MGR



BRIAN BENNETT, MAINTENANCE



KAREN LOGAN, ADMIN ASST



LEROY ROYBAL, MAINTENANCE

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Eldorado Community Improvement Association, Inc.

We have audited the accompanying financial statements of Eldorado Community Improvement Association, Inc., which comprise the balance sheets as of December 31, 2013 and 2012, and the related statement of revenues, expenses, and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Eldorado Community Improvement Association, Inc., as of December 31, 2013 and 2012, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Report on Supplementary Information

Our audit was made for the purpose of forming an opinion on the basic financial statements of Eldorado Community Improvement Association, Inc. The accompanying financial information contained on pages 6 (bottom) and 7 is presented for purposes of additional analysis and is not a required part of the financial statements of Eldorado Community Improvement Association, Inc. Such information has been subjected to the auditing procedures applied in the audits of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

The supplementary information about future repairs and maintenance on page 8 is not a required part of the basic financial statements but is supplementary information required by the American Institute of Certified Public Accountants. We have compiled the required supplementary information from information that is the representation of management of Eldorado Community Improvement Association, Inc., without audit or review. Accordingly, we do not express an opinion or any other form of assurance on the required supplementary information.

February 26, 2014, Santa Fe, NM

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Eldorado Community Improvement Association, Inc.

BALANCE SHEETS

December 31, 2013 and 2012

ASSETS	<u>2013</u>	<u>2012</u>
Current assets		
Cash and cash equivalents	\$ 113,977	\$ 45,728
Certificates of deposit	150,000	449,000
Assessments receivable, net	23,083	40,130
Prepaid expenses	11,636	11,544
Total current assets	<u>298,696</u>	<u>546,402</u>
Investments: Certificates of deposit	<u>195,000</u>	<u>95,000</u>
Fixed Assets		
Land	10,910	10,910
Amenities	2,436,388	2,277,421
Furniture and fixtures	31,744	33,133
Machinery and equipment	67,479	59,359
Vehicles	48,433	48,433
Accumulated depreciation	(1,472,079)	(1,364,586)
Total fixed assets	<u>1,122,875</u>	<u>1,064,670</u>
TOTAL ASSETS	<u><u>\$ 1,616,571</u></u>	<u><u>\$ 1,706,072</u></u>

LIABILITIES AND FUND BALANCE

Current liabilities		
Accounts payable	\$ 2,138	\$ 5,596
Refundable deposits	1,800	2,025
Income taxes payable	110	-
Accrued expenses	6,859	13,076
Compensated absences	5,325	3,041
Total current liabilities	<u>16,232</u>	<u>23,738</u>
Fund balance		
Fixed assets	1,122,875	1,064,670
Designated for repair and replacement	310,456	441,354
Designated for capital expenses	17,008	26,310
Designated for operations	150,000	150,000
Total fund balance	<u>1,600,339</u>	<u>1,682,334</u>
TOTAL LIABILITIES AND FUND BALANCE ..	<u><u>\$ 1,616,571</u></u>	<u><u>\$ 1,706,072</u></u>

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES

For the Years Ended December 31, 2013 and 2012

REVENUES	<u>2013</u>	<u>2012</u>
Yearly assessments	\$ 943,840	\$ 943,840
Assessments written off	(5,566)	(6,163)
Late & lien fees	13,566	11,716
Interest income	3,717	2,935
Rental income	10,835	17,199
Stables	10,962	19,080
Assessment certificates	7,950	6,847
Architectural applications	2,325	399
Other income	20,802	11,172
TOTAL REVENUE	<u>1,008,431</u>	<u>1,007,025</u>

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STATEMENTS OF REVENUES, EXPENSES & CHANGES IN FUND BALANCES

EXPENSES	2013	2012
General and administrative (see page 8)	419,658	364,696
Depreciation	120,457	113,026
Wilderness & conservation	6,178	5,997
Maintenance	174,130	128,953
Covenant compliance	55,874	14,109
Community relations	59,590	62,559
Pool operations	81,969	82,269
Security	95,383	97,947
Soccer field	4,630	1,835
Hike/bike trail	48,494	33
Stable operations	17,806	23,667
Loss on the sale of assets	6,257	4,039
TOTAL EXPENSES	1,090,426	899,130
Excess of Revenues over Expenses from Operations	(81,995)	107,895
Fund balance, beginning of the year	1,682,334	1,574,439
Fund balance, end of the year	<u>\$ 1,600,339</u>	<u>\$ 1,682,334</u>

Eldorado Community Improvement Association, Inc.

OPERATING FUND

Comparison of Actual to Budget, For the Year Ended December 31, 2013

Revenue	Actual	Budget	Variance Favorable (Unfavorable)
Yearly assessment	\$ 943,840	922,640	\$ 21,200
Assessments written off	(5,566)	—	(5,566)
Late & lien fees	13,566	6,500	7,066
Interest income	3,717	2,000	1,717
Rental income	10,835	17,000	(6,165)
Stables	10,962	14,000	(3,038)
Assessment certificates	7,950	4,000	3,950
Architectural applications	2,325	400	1,925
Other income	20,802	6,800	14,002
Total	<u>1,008,431</u>	<u>973,340</u>	<u>35,091</u>
Operating Expenses			
General & administrative	419,658	376,381	(43,277)
Wilderness & conservation	6,178	6,000	(178)
Maintenance	150,252	150,550	298
Covenant compliance	55,874	19,650	(36,224)
Community relations	59,590	60,250	660
Pool operations	81,969	74,300	(7,669)
Security	95,383	100,000	4,617
Soccer field	4,630	4,500	(130)
Hike/bike trail	48,494	59,749	11,255
Stable operations	17,806	20,700	2,894
Contingency	—	15,000	15,000
Total Operating Expenses	<u>939,834</u>	<u>887,080</u>	<u>(52,754)</u>
Total Operating Profit (Loss)	.68,597	.86,260	(17,663)
Transfers			
Replacement reserve	(68,597)	(86,260)	17,663
Capital expenses	—	—	—
Net increase (decrease) in fund balance	<u>—</u>	<u>—</u>	<u>—</u>
Operating fund balance (beginning of year)	150,000	150,000	—
Operating fund balance (end of year)	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ —</u>

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Eldorado Community Improvement Association, Inc.
 CAPITAL PROJECTS
 Comparison of Actual to Budget for the Year Ended December 31, 2013

	Actual			Budget	Variance
	Fixed Assets	Repair and Replacement Reserve	Capital Expenses		Favorable (Unfavorable)
Capital projects					
Landscaping	-	-	\$ 4,820	\$ -	(4,820)
Sidewalk	-	-	4,482	4,634	152
Repairs and replacements					
Parking lights	-	6,139	-	23,993	17,854
2013 Projects spent in 2012	-	-	-	42,771	42,771
Basketball Court reseal/restripe	-	6,020	-	8,000	1,980
Community Center Lot seal/restripe	-	10,322	-	20,073	9,751
Pool vacuum	-	-	-	4,917	4,917
Barn roof	-	6,491	-	29,127	22,636
Rental House heat unit repair	-	-	-	2,025	2,025
Rental House roof	-	10,116	-	24,273	14,157
Depot heat unit repair	-	-	-	1,013	1,013
Office computers	-	8,120	-	5,628	(2,492)
Ford truck	-	-	-	9,501	9,501
Compadres Park road/parking	-	-	-	2,898	2,898
Recreation Field	-	2,091	-	-	(2,091)
Tennis Court resurface	-	147,007	-	160,000	12,993
Horse Arena footing	-	864	-	-	(864)
Hike/Bike resurface	-	-	-	46,000	46,000
Recreation Field tank	-	-	-	1,613	1,613
Baseball Field fence/backstop	-	398	-	-	(398)
Recreation Field turf	-	-	-	4,609	4,609
Baby Pool pump	-	1,792	-	1,470	(322)
Other	-	135	-	-	(135)
Total capital expenses	-	\$199,495	\$9,302	\$ 392,545	\$ 183,748
Other sources & uses of funds					
Transfers from Operating	-	68,597	-	-	-
Amount Capitalized					
Operating Expenses	(6,257)	-	-	-	-
Capital Expenses	9,302	-	-	-	-
Repairs and Replacement	175,617	-	-	-	-
Depreciation	(120,457)	-	-	-	-
Net increase (decrease) in fund balance	58,205	(130,898)	(9,302)	-	-
Fund balance - Beginning of year	1,064,670	441,354	26,310	-	-
Fund balance - End of year	\$ 1,122,875	\$ 310,456	\$ 17,008	-	-

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Eldorado Community Improvement Association, Inc.
 SCHEDULE OF GENERAL AND ADMINISTRATIVE EXPENSES
 For the Years Ended December 31, 2013 and 2012

	<u>2013</u>	<u>2012</u>
Accounting	\$ 40,462	\$ 47,924
Bank fees	2,269	1,907
Dues & subscriptions	1,527	2,375
Education	2,180	2,891
Employee benefits	47,285	34,279
Insurance	30,581	26,000
Legal & professional	12,614	19,828
Miscellaneous	1,164	2,035
Payroll taxes	31,120	28,303
Postage	4,631	2,920
Repairs & maintenance	4,114	1,968
Supplies	11,071	12,218
Taxes	808	1,171
Telephone	4,767	3,908
Travel	2,485	1,607
Wages	186,558	176,944
Web design & services.....	-	-
Bad debt expense (recovery)	35,439	(2,401)
Coke machine	583	819
Total	\$ 419,658	\$ 364,696

Eldorado Community Improvement Association, Inc.
 REQUIRED SUPPLEMENTARY INFORMATION
 Future Major Repairs and Replacements, December 31, 2013

Components: Estimated Year of Replacement 2014	Replacement Cost
Compadres Play 6-12 equipment	\$ 50,000
CC Parking Lot lighting	9,800
Copiers	9,854
Adult Pool tarp	7,000
Ford truck	14,000
Maintain base course	6,180
Preserve Parking Area surfaces	5,796
Soccer/Baseball Field turf	4,747
Pool vacuum	5,065
CC Bathroom floors	3,000
Court Complex fences and screens	2,898
CC folding chairs	1,851
Rental House gas and heater units	2,086
CC Play Area 2-5 surface	1,449
CC Play Area 6-12 surface	1,449
Compadres Play 2-5 ground cover	1,407
Compadres Play 6-12 ground cover	1,449
Baby Pool tarp	1,159
Little Wonder blower	1,104
Hike/bike trail signs	922
Depot gas and heat unit repair	1,043
Commitment to County Hike/Bike repave	46,000
Total	\$ 178,259

BOARD ELECTION

BALLOT INSTRUCTIONS

The Third Amended and Restated Bylaws, Article VII, Section 2, states that election to the Board shall be conducted by voting with a written ballot mailed to Members eligible to vote. This information packet has a BALLOT, an envelope marked BALLOT with a proxy form printed on the back, and a business reply envelope. There are seven candidates listed on the ballot. Their candidate statements are published in the Annual Report to the membership.

This year, the ECIA has seven candidates for seven vacant Director positions. This election will reestablish staggered terms of office for the Board of Directors as required by the Bylaws. Votes will be tallied for each candidate. The top three vote-getters will receive three-year terms of office, the next two will receive two-year terms, and the last two will receive a one-year term of office. Your vote is very important!

Check the box in front of one to seven candidates of your choice. You may not write in candidates. The basis for voting is one vote per lot. Although a lot may be owned by more than one person, you and your co-owners are entitled to cast only one (1) vote for the candidates of your choice. You must agree how your vote shall be cast. Owners of multiple lots will receive a ballot and proxy for each lot with a paid assessment.

After voting, please follow the mailing instructions printed on the ballot.

The proxy information on the back of the ballot envelope is for the sole purpose of establishing a quorum of owners at the ECIA Annual Meeting to be held on May 5, 2014.

BALLOTS MUST BE RECEIVED BY MAIL or at the ECIA DROP BOX ON OR BEFORE MAY 1, 2014, at 5 PM

BOARD CANDIDATES

Jeanne Calzada

My husband John and I moved to Santa Fe from the Monterey Peninsula in California five years ago following retirement. Finding our sanctuary in Eldorado, we never looked back and quickly became involved in volunteer committee work with the ECIA. Our new community became home and our many new friends like family.

I retired as the Recreation Superintendent of the Community Center Division after 26 years of employment with the City of Monterey Recreation and Community Services. My extensive background in recreation services, programs, and special events, as well as with parks, community center, and staff development and management, has served me well in my work on the ECIA Board and the Facilities and Grounds Committee.

Over the past two years I have served on the ECIA Board in several capacities, including as Vice-President and President. While the challenges have been many and unique, it has been a pleasure to work with the Board, the committees, our dedicated staff, and countless committed residents on the multitude of concerns that face our community today.



In the future, I have no doubt that our primary focus as the largest Homeowners Association in the state will be driven by the need to consider renewable, clean energy and ever growing concerns regarding the ongoing drought and water conservation. Eldorado has a long history as a forward-thinking community with a sense of conscience and commitment to protecting the environment. It is my intent that these and other issues affecting the welfare of Eldorado remain at the forefront of the Board's efforts, doing everything possible to maintain sound, responsive working relationships with the greater community of Santa Fe County and with our elected officials.

It is also imperative that we do more to provide recreational activities for our diverse population. It is my sincere belief that the general wellbeing of any community is directly linked to the number of self-enrichment and leisure pursuits readily available to all of its residents!

It is key to my personal interest in serving on the Board that as a community we do all that we can to challenge ourselves to move forward with an intent to effectively and efficiently meet the future while never failing to preserve all that is pertinent and essential from our past.

BOARD CANDIDATES

Greg Colello

I am running on a platform of (1) minimizing expenses; (2) expanding resident participation; and (3) conflict resolution instead of litigation.

These goals are synergistic. They are intended to serve Eldorado's mixed community demographics: lower to upper middle class, spanning diverse lifestyles. At this unique moment in our history, the above-stated goals' time has come. What do I mean?

ECIA's shareholder structure, created by AMREP Corporation in 1972, began its life totally developer- and builder-controlled. For each block of lots they bought, an equal block of votes they got. During that period, ECIA naturally functioned like a real estate sales organization. But now all of Eldorado's lots are owned by individual homeowners. One Household, One Vote. Eldorado is no longer a developer enterprise. It's a pure residential community. Nevertheless, sometimes I think I see the ghost of AMREP walking the halls of ECIA. My platform is intended to steer ECIA towards efficiently, effectively, and consistently serving the interests of every one of its cus-



tomers: 7000 residents distributed over 2500 households. ECIA has already done this with regard to its great amenities, but I doubt many would feel the same about covenant enforcement or community outreach.

I would like to see ECIA's motto become "How can we make your property dreams come true?" as opposed to what it often seems like, "How can we make your property dreams as difficult and complicated as possible to achieve?"

I obtained a Ph.D. in pharmacology (drug research) from the University of Rochester School of Medicine and Dentistry in 1980. Subsequently I developed software for 10 years in both business and scientific environments. I then obtained a postdoctoral degree in Global Climate Change Science, working for NASA for 5 years at Stanford's Carnegie Institute. For 5 years after that I did scientific software development in various bio-science companies in the Bay Area and in Santa Fe. I moved to Eldorado in 1999 and have been active in ECIA and county governance since 2000. I retired in 2001.

Todd Handy

I find myself running for a second elected term, although I too, at one time, was appointed to the Board. In 2009, after ECIA's funds were discovered to have been embezzled, I was asked to serve on the Board for the purpose of recovering our community's self-worth and confidence and to install methods and procedures to prevent an event like that happening again.

Since that day in December of 2009, staff, the Finance Committee, and the Board have successfully met their mission in recovering all embezzled funds, to a point we are now starting to pay back the insurance company for the funds disbursed to us on the damage claims we made in 2010.

ECIA is the third HOA community board that I have served on in the last 30+ years, and thus I bring a very diverse set of backgrounds and experiences to ECIA's community society, having seen the life, rules, and laws of our population hopefully benefiting from my living and serving here in Santa Fe.



Community-wide apathy is a concern of mine, because, as in most communities, it is unfortunately evident here too. So it will be a goal of my next term to get a more expanded interaction with all members of Eldorado. Yes, we do have a very active set of volunteers and several strong-voiced activist groups; however, it is my vision, and my responsibility, to represent ALL COMMUNITY RESIDENTS, whether they think the sky blue and the roads purple, or not.

The years ahead are challenging and may seem daunting, with water, no water; new county and state rules, laws and guidelines; ECIA needs to both enjoy its colorful, and I daresay historical past, but to also have a willful eye on the future that lies ahead.

I will take this time to thank all the people of Eldorado, staff, Board, committees, advocates, and the like for their contributions in making Eldorado the desirable, interesting, and challenging place it is, and I look forward to the opportunity of serving you again.

BOARD CANDIDATES

Pamela Henline

I came to Eldorado 14 years ago and started writing the *Vistas* bird column about then, so you may recognize my name. My husband and I love Eldorado, the amenities available to us, and the people of this community.

I have served on the ECIA Board since May 2013. I have learned about the business of overseeing a Homeowners Association and have met many dedicated and concerned residents. As a Board member, I have worked to maintain/improve our community. I have worked to take into account the diverse views of all our residents and keep our Association running as smoothly as possible. There are still many tasks to complete, and I hope the Association's members will support me in this effort.

I hope you will vote for me to serve as a Board member who has no other agenda than to fairly represent the concerns of Eldorado residents and to keep our Association running efficiently and effectively.

I have volunteered in several areas since being in New Mexico, including the development of the County



285 Plan, serving as board member of Challenge New Mexico, a board member Northern New Mexico Citizens Advisory Board (citizen oversight of cleanup of Los Alamos legacy waste), organizing a Vista Grande Library reading group, and visiting an Alzheimer's patient's home with my miniature schnauzer.

I am an animal lover, outdoor enthusiast (swimming all summer in our pool), and a horse owner (although my horses are not located at the Eldorado stable area).

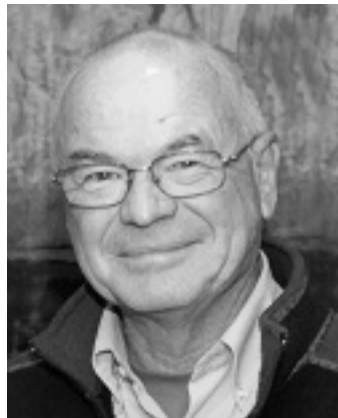
Before retirement, I was responsible for all computer systems supporting a scientific fusion energy research project, managing a group of 14 people with budget and business responsibility for \$6 million annually.

My past experiences will help me play a thoughtful and active part on the ECIA Board. I hope to represent the diverse needs of our community and to ensure that the ECIA is managed as a sound business and is responsible and responsive to this community.

Dag Ryen

I have found my service on the ECIA Board of Directors during the past year to be very rewarding, and I hope members of the Association will cast their votes for me and allow me to continue working on their behalf. Eldorado is a unique community. Its closeness to nature nourishes us; its night skies inspire us; and its diversity rewards us. I look forward to devoting my time and energy to preserving Eldorado's strengths while confronting the challenges of the future. My goals are to serve the diverse needs of our community, to maintain the high standard of our amenities, and to ensure that the business of our community is conducted in an efficient and transparent way. I would seek to encourage resident involvement in community activities, to expand direct communication to ECIA members and to address divisions within the community in a civil, respectful and fair manner.

I've had the pleasure during the past year of seeing major improvements in our basketball court and tennis courts, and in reaching an ongoing agreement with the county on investments in our hike/bike trails. Early last year we were



also successful in securing state funding of more than \$150,000 for road improvements in Eldorado. I would welcome the opportunity to continue these efforts in cooperation with our local and regional partners.

My wife, Lajla, and I have been residents of Eldorado for eight years and have owned property here since 2004. We are enthusiastic users of many Eldorado amenities. I am a retired journalist, editor and educator, with extensive management and budget experience. I have a degree in political science from Princeton University and a master's degree in diplomatic history from the University of

Kentucky. Before retirement, I taught international affairs at the University of Kentucky's Patterson School of Diplomacy. I still enjoy leading occasional seminars on international affairs for the Renesan program in Santa Fe. A brief resume is available on the ECIA website. I hope the members of the Eldorado Community Improvement Association will grant me the opportunity to continue on the Board of Directors.

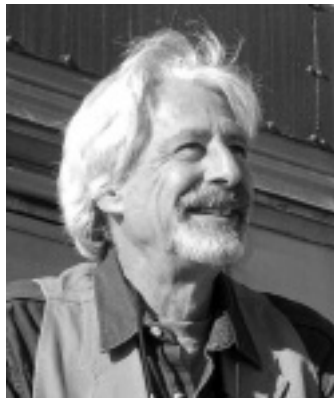
BOARD CANDIDATES

Gershon Siegel

I moved to Eldorado in 1991 when *People* magazine featured it as the country's largest passive solar community. It was the perfect time to move here. There were still affordable mountain-view lots and many people sharing my values in the subdivision.

Twenty or so of us formed a group calling itself "Sustainable Presence." Our monthly meeting potlucks and discussions about environmental issues helped give us a sense of community. After a while, besides our dishes to share, we brought work gloves, garden hoes, shovels, or even paintbrushes. Prepared to get dirty as well as chat and eat, we'd pitch in on a project with which the host wanted help. Everybody dreamed of installing rain-collection or drip-irrigation systems but few had the funds.

One of our members suggested that we form a savings club, each household pledging a monthly dollar amount into a group pool. Whenever the pool reached \$2,500 we'd hold a raffle between the households that had not already won so that the "winners" would have enough money to get a good start on a project designed to make their property "more sustainable."



During the two years it took for everyone to get back all the money they had deposited, a lot of trust, engagement, and mutual caring grew between us. Over the years many of my friends from that time have left the community. However, rather than allowing myself to feel isolated, I've decided to make new friends by running for the ECIA Board and helping to renew a sense of community.

Having been the editor and co-publisher of *Sun Monthly* (aka *Eldorado Sun*) from 1995 to 2008, I remember those years of reporting on the frequent growing pains with which this community contended. Only 40 years old, Eldorado continues to grow and deal with challenges.

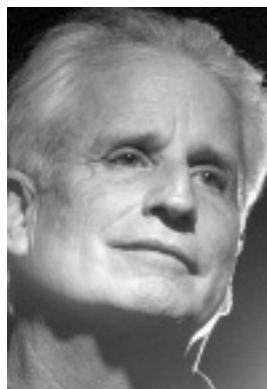
Eldorado once led the entire nation in passive solar energy. Can we once again take up the sustainability mantle? Can we reinvigorate a community-wide feeling of trust, engagement, and mutual caring? And if we could, can we imagine what that might do for our property values? Help me help lead Eldorado back to the future.

David Yard

I am a professional musician and proprietor of Santa Fe Classical Guitar Gallery and for 35 years have taught classical and jazz guitar to students of all ages. I have been nominated for and won awards to both our Public and Charter Schools. I am an avid outdoorsman with passions for fly-fishing, sled dogs, wild rivers, and protecting wilderness. I am passionate about renewable resources. I enjoy people and I love our Eldorado spaciousness and lifestyle.

I moved to Eldorado in 1999. I fell in love with noisy ravens nesting, bobcats sleeping on neighbors' windowsills, and nightly dissonant coyote serenades. I cherish our communal wilderness trails, the access to great shops, a fine grocery and the library. Living among our interesting and creative folks is a blessing.

However in 1999, I began hearing stories from residents, about conflicts with our ECIA—not uncommon with HOA boards. Residents speak of fearing our Board, often describing conflict using colorful language. I concluded that Eldorado is policed with aggression, and believe we must find a better way.



Our ECIA, I believe, is tasked to preserve and manage amenities, adapt to, and represent, changing community demographics, guard diminishing resources, welcome our growing population of young families, and provide leadership to help our community plan, prepare, and deal with changing climate and a challenging economy.

Lawsuits are useful to HOAs for criminal intent, accidents and negligent actions. However, lawsuits are antithetical to managing communities and should be avoided whenever possible.

As a Board member, my mission will be to heal us, to look for solutions, and move the community toward greater inclusion through communication. I will strive to maintain a community where we all enjoy our homes and lives, and are respectful of our neighbors' rights and privacy. The Board needs to be proactive in the stewardship of our community and the prevention of conflict.

Yes, I support protective covenants, while also believing that when the time comes to enforce our covenants, we must protect one another with mediation and arbitration, and prevent litigation.

COMMITTEE REPORTS

Architecture COMMITTEE

MISSION

The mission of the Architecture Committee is to support the ECIA Board in implementing the Amended and Restated Protective Covenants and Building Restrictions for Eldorado at Santa Fe (Covenants) and Guidelines for Protective Covenants and Building Restrictions for Eldorado at Santa Fe (Guidelines) as residents and developers submit plans for the construction, addition or remodeling of dwellings and other structures covered under the covenants and guidelines.

MEMBERS

Members for 2013: Katherine Mortimer (Chair), David McDonald (Vice-Chair), Gary Moran, Larry Lemmon, Casey Cronin, and John Parker. Mark Young is the Staff Representative. Jan Pietrzak is the ECIA Board Liaison; David Perlmutter is the alternative Liaison.

MEETING TIME

The committee meets on the second and fourth Tuesdays of the month at 7 PM in the Community Center foyer.

HIGHLIGHTS FROM 2013

▼ 2013 was a busy year for the Architectural Committee with the review of 227 project plans over the course of the year. Of these 227 plans, 164 were approved, with 44 requiring variances from the ECIA Board. Of these variance requests, only 3 were denied.

- ▼ In addition to the two monthly meetings, the committee also went out on numerous site visits to residents' homes to verify if a variance was justified or to confirm that the plans would be in compliance with the Eldorado Covenants and Building Guidelines, before any approval was granted.
- ▼ While the committee only had one new home approval in 2013, there were many addition plans to existing homes, as well as new garages, studios, Ramada's, large and small accessory buildings, solar arrays and other projects.

GOALS FOR 2013

- ▼ Continue our work on revisions to the Eldorado Guidelines for review by the community and the ECIA Board for approval in 2014.
- ▼ Continue to work with residents and the ECIA Board on further Solar Array Installation Requirements and Procedures.
- ▼ Continue to educate the general public on Building Guidelines and requirements through our open forum at regular meetings.
- ▼ Members will try to take advantage of any educational opportunities to further their understanding and knowledge base on areas that are pertinent to the committee's work, especially in the field of solar energy.

Conservation COMMITTEE

MISSION

The Committee's mission is to manage the open space and trails in order to sustain natural environments and facilitate recreational uses by the community.

MEMBERS

Members for 2013 were John Parker (Chair through August), Jim Daniel & Cherry Payne (co-chairs balance of year), Cliff Chetwin, John Cannella, Mary Clark, Gerry Gulseth, Bob Sweeney, Dag Ryen (Board Liaison), and Mark Young (ECIA). Eleanor Gossen and Cliff Chetwin resigned after several years on the committee. Tom Brendenbergh and Mike O'Farrell were added to the committee.

MEETING TIME

The Conservation Committee meets at 7 PM on the first Tuesday of each month in the Community Center foyer.

HIGHLIGHTS FROM 2013

- ▼ Recommended that the Board open all Preserve Trails to bicycles, except in areas where noted (trail to Vista Grande Peak), Trail 102. Accepted and implemented.
- ▼ Four workdays were completed in the Preserve at Trail 201 in order to mitigate erosional issues, to realign problematic trails, and to remove invasive plants (salt cedars). Included was an onsite workshop on erosion mitigation attended by 25 Eldorado residents.

- ▼ Signed and officially opened Trail 105 which was constructed in 2012 in order to provide a relatively flat connection along the Preserve's southern boundary from Trailhead 1 to Trails 101/301.
- ▼ Completed trail realignment work and maintenance on Trail 301 with assistance from the local Boy Scout Troop and an Eagle Scout candidate.
- ▼ Committee members participated in the Earth Day community roadside cleanup.
- ▼ Completed design and publication of a new 2013 Preserve Trail Map. This project included new trails and trail junction indicators to help hikers with wayfinding.
- ▼ Continued ongoing oversight of the trail system and responded to trail maintenance needs as they arose; for instance, installed new fencing at Trailhead 3 Parking Area to stop the development of an erosional social trail.
- ▼ Developed and installed trail etiquette signs in order to reduce equestrian-hiker-biker conflicts.
- ▼ Drafted/designed new trailhead signage to be installed in 2014 in order to consolidate trailhead signage and to get rid of multiple old and deteriorated signs.

Continued on next page

COMMITTEE REPORTS

Conservation COMMITTEE, continued

- ▼ Hosted two community education programs: a hike with a naturalist along Trail 105, and a bat workshop conducted by committee member Mike O'Farrell.
- ▼ Hosted a wetland monitoring workshop on the Cañoncito wetland mitigation project in order to develop a report due to the US Army Corps of Engineers. This project allows the Committee to assess over time the recovery and health of the wetland.
- ▼ Supported the use of goats to reduce growth in greenbelts. They worked successfully in Pueblo Canyon Park, near Casa del Oro and Balsa Road, and along Vista Grande and Monte Alto Road.
- ▼ Working with the county, had equestrian crossing signs installed on Highway 51.
- ▼ In conjunction with our contractor (Ecotone), hosted an education activity over two days for 7th grade science students from El Dorado Community School.
- ▼ Plan for a spring lecture series hosted by the Conservation Committee.
- ▼ Work on improvements to the Conservation Committee's page of the ECIA website.
- ▼ Seek funding for further wetlands preservation work in the Preserve.
- ▼ Work with local Scout troops on trail work and restoration in the Preserve and greenbelt system.
- ▼ Fabricate and install new trailhead signs.
- ▼ Remove old blue posts along alignment of Trail 302.
- ▼ Complete Trail 401 rut mitigation.
- ▼ Reroute Trail 101 between 1D and 1E.
- ▼ Complete work to protect marsh area on the Apache Ridge area along Trail 101.
- ▼ Mitigate multiple trails on Trail 101 between 1G and 1F.
- ▼ Assess potential for problem mitigation and trail rehabilitation in greenbelt, starting with a smaller, pilot project.

GOALS FOR 2014

- ▼ Sponsor a spring community event at the Cañoncito wetland.
- ▼ Continue to work toward greater community involvement with the committee's work in general, including membership recruitment. This includes placing articles in *Vistas* and sponsoring a booth at community events.
- ▼ Continue ongoing oversight of the trail system and responding to trail maintenance needs as they arise.
- ▼ Support the community-sponsored Earth Day cleanup.
- ▼ Sponsor a monthly hike in the Preserve.
- ▼ Complete annual wetlands mitigation report to US Army Corps of Engineers.
- ▼ Continue to utilize the services and expertise of Ecotone (Jan-Willem Jansens) to complete projects beyond the committee's expertise.

Election COMMITTEE

MISSION

The Election Committee's mission is to ensure fairness and integrity of the election process and confirm that a quorum of members has been met for the Annual Meeting of Members, in accordance with the Eldorado Community Improvement Association's (ECIA) Bylaws, Article XII, Section 3. The Committee will fulfill all provisions delineated in the Election Policy and Procedures of the ECIA.

MEMBERS

At the beginning of 2013, the Election Committee consisted of Kathie Graham (Chair), Nancy Dayton, and Jean Crawford. In July, we welcomed two new members, Joe Loewy and Elizabeth Ebner, and, in August, Mary Cassidy as Alternate. Nancy Dayton resigned in October, and in December Mary Cassidy was approved as her replacement.

DOCUMENTS

To comply with the State law governing private homeowners associations, we created our charter, reviewed and updated our Policy and Procedures, and finalized the Nomination Petition.

HIGHLIGHTS FROM 2013

On January 24, 2013, the members of the ECIA Election Committee and five volunteers completed the process of matching the UBL (Unit-Block-Lot) numbers on ballots counted on October 1, 2012, with the master UBL number list. This confirmed that there was no illegal voting in regard to the proposed amendment of the Covenants with regard to possession of poultry.

On May 3, 2013, we counted ballots cast for a potential change to the Second and Restated Bylaws of Eldorado Community Improvement Association, Inc. Ballots were mailed to the 2,776 Eldorado lot owners, and the required quorum of 277 proxies was met for the Annual Meeting. As 71% of the 740 votes cast (524) were "yes" votes, the Bylaws were amended.

As per the Bylaws, we presented the ECIA Board with options for re-establishing the staggered terms of the Board Directors. The option adopted will be implemented in the May 2014 Board election.

GOALS FOR 2014

- ▼ Our goal and objective for 2014 is to complete our mission by conducting the ECIA Board election with fairness and integrity.

Candidate Forum April 16, 2014

The second ECIA Board candidate forum will be held on April 16 at the Performance Space in La Tienda from 7 to 9 PM.

COMMITTEE REPORTS

Facilities & Grounds

MISSION

Our role is to assist and advise the Board with all matters pertaining to the development and maintenance of amenities. The committee provides recommendations for long-range planning and improvement of existing amenities. Our committee works closely with the Finance Committee to effectively budget for the improvement and maintenance of our amenities.

MEMBERS

The dedicated volunteers that comprise the Facilities and Grounds Committee had a very busy and historical 2013. Chairs Jean Crawford and Jeanne Calzada, Vice-Chair David Lovro, Secretary John Calzada, and members Fred Raznick, Eddie Marshall, and Lee Onstott worked with the ECIA Board, staff, and community subject matter experts to complete a number of projects.

MEETING TIME

Public comment and suggestions are encouraged at our meetings, which are held the first Wednesday of each month at 4 PM at the Community Center. The public may also speak with any committee member or send an email to the Facilities and Grounds Committee Chair, to express their concerns.

COMPLETED PROJECTS FROM 2013

- ▼ Agreement between the ECIA and the County of Santa Fe for hike/bike trail replacement and maintenance. The County committed to replacing trail sections that fall below an agreed upon rating, while ECIA is committed to the ongoing maintenance of the hike/bike trails.
- ▼ Total rebuild of the Tennis Courts and resurfacing of the Basketball Court.
- ▼ Landscape Recovery Plan and the Compost Plan. SuAnne Armstrong, David Lovro, ECIA staff, and

arborist Jim Freeman worked tirelessly to save the trees at the Community Center and to develop a seven-year plan for the recovery of the Community Center property. Growing out of the recovery effort was a plan to convert the horse manure at the stables to usable compost for our grounds.

- ▼ Installation and upgrading of our irrigation system at the Community Center. The ECIA well water is used to fill the pools and now is also used to replenish our cisterns. New irrigation lines were installed to feed the trees and to provide a water source to the center island.
- ▼ Woody Duncan completed the GIS mapping of utilities at the Community Center so that future projects will be able to move forward without concern for unknown utility features.
- ▼ The demolition of the center portion of the Avenida de Amistad Monument. With mounting concerns for public safety and the eyesore that this portion of the monument created, the committee recommended that the ECIA Board approve the removal of the center portion.
- ▼ Installed new concrete walkway between the two parking areas at the Community Center.

GOALS FOR 2014

- ▼ Installation of new LED lights in the parking lot at the Community Center
- ▼ Parking Lot Repaving
- ▼ New Roofs on the Barn & Rental House
- ▼ Revision of the Pool Rules
- ▼ Replacement of the hike/bike trail section across from Eldorado School
- ▼ New Tennis Court Access Walkway
- ▼ New Compadres Park Play Structure

Finance COMMITTEE

MISSION

The Finance Committee provides the ECIA Board and members with financial planning and oversight. With Board direction and advice from staff, the committee compiles an annual operating budget recommendation, evaluates proposed capital expenditures, gathers data for and advises on Replacement and Capital Reserves, tracks expenditures and investments, monitors financial operating and reporting procedure compliance, trains Board and prospective Committee members on Association finances, and recommends financial policies and procedures.

MEMBERS

Dan Drobni (Chair), John Calzada (Vice Chair), Sandy MacGregor, Gale Oppenheim, Tom Willmott,

and Phil Cohen. Todd Handy is ECIA Treasurer and Board Liaison.

MEETING TIMES

The committee meets Wednesday before the second Thursday of each month at 9:30 AM. Additional evening and weekend meetings are scheduled during development of the Operating Budget, September–November. Association members are invited and public input is welcome; new members with financial experience are actively sought.

HIGHLIGHTS

2013 Summary: The ECIA ended 2013 in sound financial condition. The annual audit reported an overrun in operating expenses almost entirely offset by a sur-

Continued on next page

COMMITTEE REPORTS

Finance COMMITTEE (continued)

plus in anticipated revenues. The Board directed an increase in cash and reserves of \$68,597 be transferred to Replacement Reserves. More financial information may be found in this Annual Report. The full audit report is available to Association members from the office.

Assessments: The per-lot annual Assessment for 2014 was increased to \$400; this will remain the maximum for 2015 since our By-Laws allow increases only every two years. The Committee continues work with the Facilities and Grounds Committee, other committees and the General Manager to assure that all needs, immediate and long-term, are anticipated and funded, and that cost-effective choices are made. However, an Assessment increase in 2016 will almost certainly be necessary to provide adequate Replacement Reserves. An option for payment by credit card, with a modest convenience fee, has proved useful and is continuing. Still, most members find it convenient to pay by check in a single annual payment.

2014 Operating Budget: The total 2014 budget for Operating Expenses is \$979,722 plus a \$15,000 contingency—an increase of \$149,361 from the 2013 Operating Budget. Much of this increase results from corrected office staffing and payroll tax estimates, resumption of intensive hike/bike trail maintenance, and legal fees. It also includes equipment and labor to begin transfer of office and architectural records to electronic form. Transfers to the Replacement Reserve Fund of \$111,978, and to the Capital Fund of \$26,000 are also budgeted. This transfer to the Replacement Reserves is hard-pressed to deal with an aging set of amenities, which may weigh heavily upon budgeting and assessment decisions in coming years.

Replacement Reserves: The Replacement Reserve began 2013 at \$441,354. Replacement Reserve Fund expenditures for 2013 totaled \$203,977. Major projects replaced the tennis courts and resurfaced the basketball court. A major project in 2014 will implement an agreement with the County, which will provide replacement of Hike/Bike path paving at the end of its life, but requires that the ECIA make major maintenance expenditures to extend this life. With transfers in, the Replacement Reserve ended 2013 at \$310,456.

As investment in Association amenities and equipment grows, our facilities age, and inflation takes its toll, demands upon Replacement Reserves increase. Together with the Facilities & Grounds Committee, the Finance Committee strives to maintain a schedule of the Association's replacement needs 25 years into the future. Replacement Reserve needs will be a major factor in future Association budgets. The Finance Committee continues to recommend transfers to the Replacement Reserve to keep our amenities as they were when we each purchased our properties.

Capital Reserves: A multi-year plan for replacement of Community Center trees and other plantings with better-irrigated/cultivated and more drought-tolerant vegetation was adopted by the Board in 2013. This includes an investment for converting Stable manure to more useable mulch—already underway.

A modest transfer to the Capital Reserve fund of \$26,000 has been budgeted for 2014 to finance these improvements. The Capital Reserve Fund stood at \$26,310 at the beginning of 2013, and \$9,302 was spent in 2013, leaving a balance of \$17,008.

Unallocated Funds: The Association's Unallocated Fund balance—our savings account—began and ended 2013 at \$150,000, after budgeted transfers to Replacement Reserves. The Finance Committee recommended that transfer to Replacement Reserves be adjusted to retain \$150,000 in the Unallocated Fund.

Recovery of Embezzled Funds: As many recall, the Association suffered a loss at the end of 2009 from embezzlement by several parties, facilitated by the person who was then the Association's office manager and bookkeeper. \$50,000 of the amount was covered by insurance, and \$21,295 in direct theft and recovery expenses were written off in 2009. The perpetrators have since been found guilty, and some are gradually making court-ordered restitution—\$10,720 was recovered in 2013. Although further restitution is possible, the Association's direct losses are now largely made good and most further payments will go to the insurance company to reimburse its losses. Corrective financial procedures have been implemented and are regularly audited in an attempt to preclude any recurrence.

Future Challenges: In addition to Replacement Reserve requirements, the Association needs continuing emphasis on collecting member assessments. Overdue assessments for 2013 were 2.52% of annual collections, a problem that most Homeowner Associations would gladly trade with us. And we appear to be past a peak in lien placements, foreclosures, bankruptcies, and growth of principle in overdue account balances. Still, the Association remains committed, as sound business practice and good faith with those who pay their obligations on time and in full, to make every effort to collect the money it is legally owed.

GOALS FOR 2014

- ▼ Monitor 2014 expenditures and revenues.
- ▼ Review Capital expenditure proposals as requested by the Board.
- ▼ Develop the 2015 Operating Budget.
- ▼ Work with staff and Board on timely assessment collections.
- ▼ Monitor staff and Board compliance with financial procedures.

COMMITTEE REPORTS

Finance COMMITTEE (continued)

- ▼ Monitor investment instruments, diversification, and returns in accordance with ECIA investment policy.
- ▼ Review 25-year Replacement Reserve schedule and financial model for input to 2015 budget.
- ▼ Recruit and train additional qualified committee members.
- ▼ Train Board members on financial and fiduciary responsibilities.
- ▼ Continue additional meetings for the convenience of working Association members during budget development.
- ▼ Maintain transparency for planned Operating, Replacement and Capital budgets.

Information COMMITTEE

MISSION

The mission of the Information Committee is to recommend to the ECIA Board of Directors policies and programs that provide essential, needed information to the ECIA's members and other Eldorado residents concerning the rules, amenities, policies, programs and decisions of the Board.

A small group of volunteers and two part-time employees of the ECIA work throughout the year to keep Eldorado residents informed regarding the issues, policies, programs and decisions of our Association's Board of Directors and its standing committees. The means for accomplishing these tasks include the monthly *Vistas* newsletter, the website www.EldoradoSF.org, three roadside marquees, and several bulletin boards located throughout the community. In addition to these mandated tasks, the Information Committee makes known news of interest to residents concerning events and activities sponsored by local, community institutions and agencies and publishes articles relating to life in this portion of New Mexico.

MEMBERS

Committee members for 2013 are Frank Schober (Chair), Dan Drobnis (Vice-Chair), Carol Leyba (editor/designer of *Vistas*), Jack Arnold (webmaster), and Juliet White. The Board Liaison is Dag Ryen; ECIA Staff Representative is Marilyn Farrell. Don Dayton, a long-time member, resigned when he moved out of the area.

MEETING TIME

The committee meets at 7 PM in the Community Center on the Tuesday following the regular meeting of the ECIA Board, which normally occurs on the third Thursday of each month.

HIGHLIGHTS FROM 2013

- ▼ Continued to improve the *Vistas* newsletter. Recent additions include a "read more" system in which articles that exceed the space available in a particular issue may be concluded on the Association's website using a special short form of a web address. A QR (Quick Response) Code is also now a regular part of the *Vistas*. Using a cell phone with the proper "app,"

videos and printed information can be displayed by scanning this code.

- ▼ Continued to link the information in *Vistas* with that found on the website. Every issue now includes the web addresses that access the agendas of the Architectural Committee and the ECIA Board, permitting members to access timely information regarding requests for building additions and remodeling as well as home business permits and variance requests that fall within the responsibility of the Association.
- ▼ Keeping the Association's website accurate, timely, and useful for ECIA members is a key task that all Information Committee members are responsible for. Regular reviews ensure that "blind links" and out-of-date information that may be on the site are corrected and removed as soon as they are noted.
- ▼ Published 12 issues of *Vistas*, plus this document, the Annual Report of the ECIA.
- ▼ Created a video (by Webmaster Jack Arnold) about Eldorado, which has been posted on YouTube and on the Eldorado website.

GOALS FOR 2014

- ▼ The Information Committee is looking for volunteers. Having writing, editing and proofreading experience is desirable but not required for membership. ECIA members are invited to join us at our meetings. Keeping you informed is our work. It is also what we have fun doing. That, some author once said, is a definition of happiness.



COMMITTEE REPORTS

Neighborhood Watch

During 2013, Neighborhood Watch withdrew from its status as an official committee of the ECIA. However, with the support of the ECIA, Eldorado Neighborhood Watch continues to provide crime-prevention information and resources to Eldorado residents as well as perti-

nent community-related information regarding weather conditions, wildlife awareness, animal control, traffic safety and emergency preparedness. You can visit their new website, eldoradoneighbors.wordpress.com, for general information about Neighborhood Watch, Lost/Found pets, and the Neighborhood Watch Flora & Fauna group, which provides information and resources about Eldorado plants and animals.

Road COMMITTEE

MISSION

The mission of the ECIA Road Committee is to advise, assist, and recommend to the ECIA Board of Directors policies involving the maintenance and repair of roads and road signs in Eldorado, and to work with the county and its Road Advisory Committee to address these issues. Recommendations to the ECIA Board of Directors and the county shall be based on the collective judgment and expertise of the Road Committee as they take into consideration the needs of the community.

MEMBERS 2013

Members for 2013 were Michael Chester, Fred Raznick (Acting Chair), Bob Burdette, David Brown, Laurie Grob, Joel Hopko, Karen Murry, and Paul Drumwright. ECIA Board Liaisons were Nolan Zisman and David Perlmutter.

MEETING TIME

The committee meets quarterly and generally on the first Monday of each month. Additional meetings are held as recommended by the committee.

HIGHLIGHTS FROM 2013

- ▼ Conducted a road inspection of all the roads in Eldorado, the results of which were used as a grading list for the county, and a basis for a successful request for road improvements funds from the New Mexico Legislature given to the county for Eldorado roads in the amount of \$151,000.
- ▼ Attended meetings with the county and its planners on a continuing basis for the upcoming paving of Herrada Road. Actual paving is to begin mid-year in 2014. Paving projects for Avenida Amistad from the

Community Center to Avenida Buena Ventura, and then Avenida Buena Ventura to Vista Grande will follow in subsequent years. These three paving projects are a result of the successful passage of a county-wide bond issue.

- ▼ The county addressed the flooding issue along Torneo Road and Conchas Loop, although additional work may be needed.
- ▼ We were able to get the county to rework Balsa Road from Avenida de Compadres to Balsa Drive.
- ▼ We were able to get the New Mexico Highway Department to restrip the intersection at Avenida Vista Grande and Hwy. 285, including the turn lanes onto 285.
- ▼ Helpful hint: Any resident can report a road concern or missing sign to the county Public Works Department directly by calling either 992-3010 or 992-3039 Monday–Friday 8 AM–5 PM, or by going to the Santa Fe County website at santafecounty.org, clicking on Departments to find “Public Works” and then selecting “Report a Road Concern.”

GOALS FOR 2014

- ▼ Conduct two Eldorado road inspections.
- ▼ Have county road officials attend a Road Committee meeting to discuss maintenance of Eldorado roads.
- ▼ Increase membership for better coverage of roads due to the loss of some road committee members.
- ▼ Promote safe and courteous use of the roads.
- ▼ Work with the county and our state representative and state senator for ICIP Funding approval for additional base course projects to be presented in the 2015 60-day Legislative sessions.
- ▼ Advocate for additional bike trails and walking paths for future road paving projects.

Stable COMMITTEE

MISSION

The mission of the Stable Committee is to advise, assist, and recommend to the ECIA Board of Directors on matters related to the ECIA stable amenity. The Stable Committee represents the entire Stable Community (Barn Owners and Sharers) and brings to the Board any concerns, requests, or needs of the community. The Committee shall do so based on the mem-

bers’ collective judgment, balancing the needs of individual horse owners with the importance to the community at large.

MEMBERS

Grete Underwood, Karen Cameron, Elsa Kloess, Alice Griffin, Ed Moreno, Pat Donahue, and Pam Henline (Board Liaison).

MEETING TIME

The Stable Committee meets on the last Tuesday of the month when there is business to transact.

COMMITTEE REPORTS

Stable COMMITTEE (continued)

HIGHLIGHTS FROM 2013

- ▼ Participated in the 2013 ECIA 4th of July Parade.
- ▼ Improved the upper arena footing.
- ▼ Established several new manure piles, making that task easier for many barn owners/sharers.
- ▼ At the end of year, under an ECIA facilities plan, a composting project was started so that manure will not be removed from site but will become useful compost for ECIA grounds.
- ▼ Continued again in 2013 a fly predator program to keep flies in check.
- ▼ Worked on Stable Rules revisions and then reviewed a Draft Stables Rules document developed by an ad hoc stable committee.
- ▼ During a stable inspection by the ECIA General Manager, the committee assisted in identifying potentially dangerous or out-of-spec items at each barn. Most were fixed quickly after notification; the possible loss of Member in Good Standing status proved to be a good way for the GM to gain compliance.
- ▼ Fielded verbal and written complaints, most of which

were solved quickly by the GM and/or ECIA Board and Board Liaison

GOALS FOR 2014

- ▼ Hold an Open House for Eldorado in the spring (2013 planned open house was canceled because of weather).
- ▼ Explore ways that the greater Eldorado community can enjoy the stable amenity.
- ▼ Participate in the 4th of July parade.
- ▼ Completely rewrite the Stable Rules and put them into practice.
- ▼ Consider waiver requests as may be generated by new stable rules.
- ▼ Completely rewrite the charter.
- ▼ Work with GM on inspections and other stable community issues.
- ▼ Minimize work required by Stable Committee members.
- ▼ Assign recognized tasks to barn owners/sharers (such as organizing fly predator, community open house, interface with ECIA maintenance personnel, inspections, etc.).

Sustainable Planning & Education COMMITTEE

MISSION

The mission of the Sustainable Planning and Education Committee (SPEC) is to support the Eldorado Community Improvement Association (ECIA) in developing and implementing a long-term sustainable strategic plan to ensure a resilient, economically viable and environmentally healthy community.

MEMBERS 2013

The leadership of the committee consisted of Steve Rudnick (Chair), Joseph Durlak (Vice-Chair), Amy Bertelli (Secretary), and Board Liaison Pam Henline. Additional members included Robert Christie and Joseph Eigner.

MEETING TIME

Meetings are held the second Thursday of each month at 7 PM in the ECIA Conference Room.

HIGHLIGHTS FROM 2013

We have spent most of the year of 2013 focused on the primary mission as stated above. An important element in our mission is explicitly stated in our charter as “Manage a process for community involvement in planning, recommend updates to the Eldorado Community Master Plan, and ensure that the ECIA Sustainability Strategic Plan is coordinated with the Santa Fe County Sustainable Growth Management Plan and other county plans as may be required by law and regulation.”

We attempted to engage the Santa Fe Planning Divi-

sion in our planning process, asking them to provide one of their planners to help in developing a community plan as they have done with other entities in the county. It became clear in a meeting with the planning director that there was little interest in having Eldorado submit a community plan to the county. When asked about our participation, the response seemed to be that the county would be happy to have us as an informed observer.

GOALS FOR 2014

- ▼ A draft of the revised Eldorado Community Plan is being submitted concurrently with this report. The committee will wait until the ECIA Board has had opportunity to review this and indicate what further initiatives it would like our committee to take. In the meantime, we intend to suspend regular monthly meetings until we have some clear agenda items.
- ▼ Our informal education mission overlaps that of SERA (Sustainable Eldorado Residents Alliance), and that organization is doing a very good job of disseminating information in several areas. Until there are formal agenda items, specifically those that would require community policy involvement, this will probably remain a dormant function of the committee.
- ▼ The committee will continue to provide input to the ECIA Board on issues of sustainability if requested.

Thanks Again!

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