

# January 20, 2020 Board of Directors DRAFT Meeting Minutes

## ECIA Board Meeting DRAFT Minutes Monday January 20, 2020 Open Meeting / 5:00 pm Railroad Room

Call to Order- Welcome

- Meeting called to order at 5:00 pm

Roll Call / Declaration of Quorum/Recorded Meeting

- Board – Nancy Sulzberg, President, Melicent D'Amore, Vice-President, Sal Monaco, Treasurer, Carol Sanguinetti, Secretary, David Sorkin, Director
- Staff – Michael Franciosi, Vice-President HOAMCO, Julie Navarro, GM, Michael Rogers, Operations Manager, Rachel Turnbough, Executive Assistant, Jessica Collins, Pool Manager

Approval of Agenda

- Amended agenda to add 5 new motions
- Moved by David Sorkin, Second by Melicent D'Amore, 5 in favor, no opposed

### Consent Agenda Items

- General Manager's Report
- December BOD minutes
- Acceptance of December's Covenant Compliance Report
  - Motion to approve by Sal Monaco, Second by David Sorkin, 5 in favor, no opposed

### Variance Requests and Architecture Committee – by Melicent D'Amore

- 11 Dovela Place – 12 foot fence variance
  - David Sorkin moved, Carol second, 5 in favor, no opposed
- 22 Valencia Loop – screening fence variance
  - Moved by Carol second by Sal, 5 in favor, no opposed
- 6 Verano Drive – accessory unit variance
  - Moved by Carol, Second by Nancy, 5 in favor, no opposed

### PRESIDENT'S REPORT – see Appendix A

### TREASURER'S Report and Finance Committee – Sal Monaco

- The community is financially very healthy. Starting the year off with over \$300,000 in Operating Reserves
- \$1,138,000 in accounts before any assessments were collected.
- New projects – parking lot lighting, family changing room, security cameras, mechanical room, pool shade structures
- Bid for comprehensive insurance for the community center

### HOAMCO Report – Julie Navarro

- Mowing, waste management companies, converting documents from old website to new website format, eblast to contact ECIA contractors who meet criteria, Zoom and GoTo Meeting comparison – more information needed to choose the system best suited to members
- Project Update (Michael Rogers) – Security cameras installation starting this month, mechanical room rehab started in December, phase I parking lot lighting beginning in

March, ADA Family Changing room pulling permits this week, hopefully February start date, shade structures start February 10, pool deck removal will be this month, stable maintenance still being worked on – still trying to find the leak

- Fred Raznik – extend the hike and bike trail down to the stables on Avenida Eldorado; swipe cards at pool and dog park to get count of how frequently it is being used

### **Election Committee Presentation - Bette Knight**

- Meeting time has been changed from 2-4 pm to 3-5 pm
- This time of year, every year, there is an election and there are certain positions that are available
- Nomination Petition needs to be filled out – available online and at the office and is the only way to be nominated for election
- Signatures on the Nomination Petition – 25 are required and the person signing must have their previous year assessment paid
- Election Committee has checklist with what needs to be done and when
- Have key date list also
- There will be one forum if there are only 3 candidates; if there are more than 3 candidates there will be 2 forums

### **New Business**

- Voices To Be Heard event
  - February 8, 2020, 4-6 pm this event coordinated by Libby Maclaren
  - Stables and pool have been asked to be involved
  - Want to hear from ECIA youth what they would like to see in the community and how can we provide this
- County Liaison
  - Joseph Gutierrez has agreed to be ECIA's County Liaison
  - Very focused on the Boys and Girls Club that might come into Eldorado
  - Important to maintain relationship with the county as they give grants to Eldorado for various projects on land they own in the community
- Annual Meeting
  - Will be Monday, May 4, 2020
  - There will be announcements and door prizes to encourage people to attend
- F & G KPI's
  - KPI = Key Performance Indicators
  - Tracking what requests are coming in and when they are being completed, by whom, how many hours, etc
- Strategic Planning Task Group – Sal Monaco
  - Came out of the 2020 Board goals
  - Need as much input as possible
  - Objective is to create Mission Statement and Vision Statement
    - What do we want to be as opposed to what we are
  - Can build measureable objectives and milestones
- Policy Review Task Group – Melicent D'Amore
  - Prelim view of policies, committee involvement to review their own policies, volunteers will assist with updating material
  - Once information has been obtained and reviewed there will be cross-referencing data to make sure it is all up to date and as accurate as possible
  - Stacy Maule from HOAMCO will provide templates and a list of policies we should have
- Office Procedures Review Report – Dan Drobnis
  - Audit was put in place in 2009 and this has not been done in 3 years

- People involved in this have made their recommendations and presented their findings
- Update policies and procedures
- Hearing Review Panel
  - Tabled for this meeting
- February 6 and 7, 2020 HOAMCO executives will be on site to meet with staff, board and residents

Take break at 6:29 pm

Meeting reconvened at 6:40 pm

### **Motions**

1. Motion to accept revised December Financials
  - a. Moved by Sal Monaco, Second by David Sorkin, 5 in favor, no opposed
2. Motion to reappoint John Reynolds to the Conservation Committee
  - a. Moved by Carol Sanguinetti, Second by Sal Monaco, 5 in favor, no opposed
3. Motion to adopt the Key Performance Indicator's (KPI's) as recommended by Finance Committee
  - a. Moved by Sal Monaco, Second by Nancy Sulzberg, 5 in favor, no opposed
4. Motion to approve the development of a Policy Review Task Force
  - a. Moved by Nancy Sulzberg, Second by Carol Sanguinetti, 5 in favor, no opposed
5. Motion to approve the development of a Strategic Plan Task Force
  - a. Moved by Nancy Sulzberg, Second by Sal Monaco, 5 in favor, no opposed
6. Motion to accept George Rutter's resignation from the ECIA Board of Directors
  - a. Moved by Nancy Sulzberg, Second by Melicent D'Amore, 5 in favor, no opposed
7. Motion to accept Karen Murry's resignation from the F&G Committee and the Environmental Stewardship Committee
  - a. Moved by Nancy Sulzberg, Second by Sal Monaco, 5 in favor, no opposed
8. Motion to accept Bette Huston's resignation from the Finance Committee
  - a. Moved by Nancy Sulzberg, Second by Melicent D'Amore, 5 in favor, no opposed
9. Motion to appoint Joseph Gutierrez as County Liaison for ECIA and accept the draft of position responsibilities
  - a. Moved by Nancy Sulzberg, Second by Melicent D'Amore, 5 in favor, no opposed
10. Motion to revise the name of the Public Safety Task Force to Safety Education Task Force
  - a. Moved by Nancy Sulzberg, Second by Sal Monaco, 5 in favor, no opposed

### **Open Forum for General Issues** – introduced by Carol Sanguinetti

- Carol Sanguinetti – Since we are going to revert back to Robert's Rules of Order and try to maintain some semblance of order and happiness in our meetings, we want to recognize that everyone's time is important. What we ask is, when the chair recognizes you, please stand up to state your name and then keep your comments to about five minutes. The rest of you, we ask that you listen and not chime in except the Board. Once that speaker is done, please raise your hand and wait for the President to recognize you. Keep your comments to about two, three minutes, if you can, and that way everyone has the opportunity to speak and we have a productive meeting. That is our goal. Thank you.
- Scott Zamurut, 19 Camerada Rd
  - Lived here for over 2 years and this is the first meeting where the Board is operating in a professional manner.
  - Happy the Board has cooperation with fire departments.
  - Appreciate the people who have brought this issue to the community's attention.

- Dan Drobnis – Bring attention to article in Better Eldorado that highlights some of that
- Barry Silver – Get community buy-in; setp 1 is there a problem? How big is it? What are the remedies?
- Timothy Roudy, 7 Palacio Rd – We have a great roads system and a fire department here.
- Steve Crawford – No comment as an insurance person. Great response and fire department but there is always room for improvement. County is responsible for safety. This is a lot owner association not an incorporation or it's own town. \$6,000,000 liability coverage.
- Bob Desmond – Santa Fe County in 2008 did an elaborate fire risk study – conclude there is no safe area in the county. Certain months of the year we are moderate to high.
- Thom Bredenberg, 61 Camerada Loop –
  - Cattle has been seen on the 400 trails. Need to track down cattle to get them out of the area.
  - Volunteer fire department needs to be included in studies.
  - Residents of Eldorado are very passionate about wildlife and structures out here. Do not want to see any destructions of wildlife in this area – eco-hippies living in this community.
  - Do we cut down trees that have been tended to for so many years to make fire breaks on different roads?
  - Will have office hours every Saturday at 10 am at the Azul culvert. Organizing green belts and neighborhoods.
- Jon D'Amore, 16 Tarro Rd –
  - Clarified a comment President made at beginning of the meeting.
  - Did receive email from Bob to discuss with President and Vice President. Not his position to do this.
  - Do not speak for the board, [folks can] speak to the board about the issues that are going on.
  - Agree with what Bob says but disagrees with the way Bob says it.
  - Echo comment about fires as someone who lived through a fire. Flames do not have a conscience and do not pick and choose where they start.
  - We should be constantly aware of fire in our community.
- Jon Owen – absent
- Daniel Kenney – absent
- Bob Desmond, 39 Azul Loop –
  - Would like clarification on President's message. Seems you were censoring my use of NextDoor, why?
    - Nancy – The Board does not subscribe to NextDoor as a blog. Not part of the Board environment.
    - Barbara Kastner, 7 Palacio Rd – clarify that ECIA does not use NextDoor or Better Eldorado as a way to communicate.
  - Bob – clarify the Public Education Task Force? Big study about how to get people ready for emergencies. Word of mouth is the best way to get people to talk about an issue and get things going. Found by posting on NextDoor that it caught people's attention. The Board moves too slowly to get things done and want a group that has no connection to the Board.
  - Barry Silver – The project suggestion is a fire ecologist. Come in and study the situation so the community can be educated. Get someone who has this

education and is an expert in fire ecology. Need an answer to what the status is in Eldorado.

- Sal Monaco – Board has responsibility to gather all the information we can and use the different resources before we spend the community's money. There are resources in the county and state that we should be going to these first and get what we can from them. If this does not work then we will seek other sources.
- Barry – In certain situations there are times when we need to take a shortcut or act fast. Government does not move quickly enough for us. There is the right way to go and sometimes it is better to ask for forgiveness not permission.
- Bob – County did a fire simulation that I attended and different factors were used to see how quickly Eldorado would burn. Critical to get information out because it could take a lot of time for fire fighters to get out here.
- John Obenhausen, 4 Duende Rd – Did County say we need to mow everything down? Did they give solutions or say these could be problems? Fire is bad but is it going to be 3 hours wiping through here. Can we do other things besides cutting down the greenbelt completely? Get off NextDoor Eldorado because it is the perfect place to say what is wrong – what everyone is doing wrong. These people who would always say what's wrong never gave a solution.

## **Old Business**

- **Boys and Girls Club**

## **Reports**

- Conservation Committee – Carol Sanguinetti
  - Defining objectives for providing community education and facilitating access to additional sources of information and assistance with understanding wildland fire risk and implementing fire risk mitigation. Committed to advise, assist and recommend to ECIA Board of Directors actions to protect existing natural resources in the community and enhance those resources whenever possible.
- Facilities & Grounds Committee – David Sorkin
  - Issue with pool sporting equipment; in particular the log roll. Concerns about the learning curve on the log roll. Did research and there are ways to anchor log roll so people are not hitting their heads on the side of the pool. Will also need more lifeguards to make sure everybody is safe. Alternative to log roll would be wobble bridge.
  - Need to research liability on any of the equipment and the cost for the additional staff needed
- Information Committee – Melicent D'Amore
  - Meeting was conducted via phone. Bon Macey resigned and it was accepted. Website implementation was discussed. Reformatting data will be handled by Jessica Collins. The web project will take 6 months. Survey has about 120+ responses with many similar comments. ECIA logo was discussed and enlisting local Eldorado talent. Articles for March Vistas issue.
- Road Committee – Melicent D'Amore
  - James A Mason is chair and only member. Two residents who are interested on being on this committee and have almost met the requirements. Concerns about RAP roads. Mason has detailed plan about getting our roads in better condition.
- Stable Committee – Carol Sanguinetti
  - Emergency procedure when a horse dies unexpectedly. It's difficult to get a horse off the property. Arenas – upper and lower. People want to be able to leave equipment out and not have to drag it out every time want to use it. Footing in upper

arena is better than in the lower. Lights are now solar panel, low wattage, with motion detection.

- Bylaws Review Ad-hoc Committee – Nancy Sulzberg
  - February 13, 2020 from 6-8 pm is the forum. A chance to look at changes to Bylaws and have discussion.
- Website Task Group – David Sorkin
  - Six members in this group. Have not met yet and David has not met with Garrett yet. A little less than 130 responses about website. Happy with the input people have been giving. Asked people what they like, dislike, and want to see changed. Have one individual communicate with person doing the website so we can make the website easier to use. Will be a “members only” section.

Adjournment – meeting adjourned at 7:55 pm

## **APPENDIX A – PRESIDENT’S REPORT**

Good evening and thank you all for coming to tonight’s meeting. I want to start by telling you all about some of Eldorado’s resident led activities. Libby McLaren has stepped up to coordinate a youth event in February and has involved ECIA’s Pool Manager, the stables and local parents. Joseph Gutierrez has stepped up to become the Board’s County Liaison which will help us connect with county officials. He is also taking a lead role in making the Boys and Girls Club program available here in Eldorado. Residents have stepped forward to work with David Sorkin on the new ECIA website and with Melicent D’Amore on the Policy Review Task Group. I thank all of you who volunteer their time to enhance Eldorado.

This year the Board’s tasks are many and even though we are two directors short, we are working to fulfill our responsibilities as listed in the Articles of Incorporation and the Bylaws. In light of the community’s concern about fire, we want everyone to know that the Board of Directors agrees with the need to address fire safety here in Eldorado. What appears to be a sticking point is that actions need to happen, but happen within the ECIA system. What is essential to this process are qualified community volunteers who will step forward and serve on the Safety Education Task Group [formally the Public Safety Task Group. The name of the group will be officially revised this evening to reflect ECIA’s actual role.] We cannot provide direct public safety; that is for the county’s sheriff’s office, fire department, etc. Without an established group of knowledgeable volunteers who will develop plans and budgets, the Board is limited in its actions.

In the recent past, community members were angry and very vocal about how the Board disregarded policy, procedure, procurement and bylaws and basically made decisions without community input. This Board is not willing to act in the same fashion. We will follow the bylaws and policies so that all our actions are legitimate. Even though this may mean projects take a bit longer, our feeling is that it’s wiser to take time to review and get all the information needed, get budgets approved by the Finance Committee, make sure the plan makes sense to the community and then ultimately get Board approval than to move forward without consensus and community support. This is a diverse community with intense feelings on this issue and it’s important to hear from all sides. The Board has an obligation to work for the interests of the full community.

Actions are already being taken that can form the basis of a plan. The Los Alamos Greenbelt will be surveyed to define the Library Trail. The Conservation Committee has scheduled a symposium for March 13; information will be available there. The county and local fire departments are aware of our concern and have let us know they are here to assist. We just

need qualified residents to engage and plan. The group must be composed of folks with differing perspectives on the problem and possible solutions.

So if this issue is important to you and you want the best for the whole community – well then, step up and be part of the process instead of just sending out emails and commenting on blogs. For instance, the National Fire Prevention Association is currently offering \$500 grants to communities to hold a day event. The Great Santa Fe Fireshed Coalition has details on their website. last year, Eldorado received the grant to rent a chipper – residents brought their tree refuse. Though it was promoted throughout the community only David McDonald and Libby Maclaren volunteered.

The Board encourages you to apply to be part of the Safety Education Task Group. There are many county and state resources available to use at no cost. Fire professionals can help the task group develop a plan that reflects the whole community; not just those with the loudest voices. An effective, qualified, open-minded group of residents can make short work of recommendations and budgets. The Board will be as responsive as possible.

Thank you all for what you do.