

Approved February 17, 2020 Board Minutes

ECIA Board Meeting Minutes

Monday February 17, 2020

Open Meeting / 5:00 pm Railroad Room

Call to Order- Welcome

- Meeting called to order at 5:03 PM

Roll Call / Declaration of Quorum/Recorded Meeting – Zoom in use, meeting is live-streamed

- Board – Nancy Sulzberg, President, Melicent D'Amore, Vice-President, Carol Sanguinetti, Secretary, David Sorkin, Director
 - Excused absense: Sal Monaco, Treasurer
- Nigel Burgess from HOAMCO Corporate
- Staff – Julie Navarro, GM, Mike Rogers, Operations Manager, Jessica Collins, Pool Manager, Mark Young, Architecture/Covenants Coordinator, Diana Oliver, Greeter

Approval of Agenda

- Amending agenda, adding 3 motions:
 - Accept 2019 Financial Audit, and
 - Combine Phase I and II Parking Lot Lighting.

Announcements – No announcements

Consent Agenda Items

- January minutes, General Manager's Report, Covenant Compliance Report and January BOD minutes approved
 - Motion to approve by David Sorkin, second by Melicent D'Amore - Approved

Variance Requests – Melicent D'Amore

- 1 Jacinto Ct – fence encroachment – Recommended by Architecture Committee for approval
 - William Schumacher – Happy to have a fence and a safe place to live. We are on hill so views will not be affected for neighbors
 - Moved by David Sorkin, second by Melicent D'Amore
 - 4 in favor, 0 opposed
- 47 Cerrado Loop – encroachment – Recommended by Architecture Committee for approval
 - Moved by David Sorkin, second by Carol Sanguinetti – Approved
 - 4 in favor, 0 opposed
- 5 Tarro Rd – large accessory structure and screening fence – Architecture Committee does not recommend variance approvals
 - Neighbors attended Board meeting to express concern over the size [11 feet high], color [bright white], and style of the shed [wood]; Greg McMillan, Mark Hiatt, Kris Campbell, Joyce Hiatt spoke about the structure and its lack of compliance to guidelines.

- John Winset – 5 Tarro Rd. Owner's representative expressed his disagreement that the design is inappropriate based on other pitched roof sheds in the community. He admitted the color was not in compliance and that the angle of the shed is tilted because it dropped in the snow.
- A heated discussion ensued between John Winset and Mark Young regarding submission and notifications relevant to the request.
- Mark Young – read email from 11/2/19 stating the plans would not be approved and John disagreed and he announced that he would work with the Board. "You can reject the variances all you want, I will figure out how to make this work."
- Mark Hiatt, Architecture Committee member reported that the main problem is that it's too large. Other buildings in the community aren't that large. We do make exceptions sometimes, but this is not the case with this project. No one on the committee voted to approve this.
- Mark Young– It is not our job as Architecture Committee to tell people what to do. The resident needs to remove it from the lot. Paint to match the house and plant mature foliage is a possibility.
- David Sorkin– Based on the recommendation from Architecture Committee and having more than 7 complaints, we cannot approve; Mark Young– I will send letter to come back with compliant plans.
- Nancy Sulzberg moved to deny the 3 variances. Second by David. 4 in favor, 0 opposed.
- Mark Young to write letter suggesting plans that will make it compliant.
- Nancy Sulzberg – Stress realtors ensure prospective buyers understand covenants.
- Architectural Guidelines will be revised this year. Send suggestions to Mark Young. Revisions can be made to the Architecture Covenants.

HOAMCO REPORT

Julie Navarro –

- Nigel Burgess from HOAMCO – there will be a HOAMCO representative at every board meeting moving forward.
- Mike Rogers and Julie Navarro registered for training, Community Management and Facilities Management.
- Stacy Maule will be here the first week of March to meet with staff, the Board and committee chairs.
- Interviewing for maintenance personnel.

Mike Rogers

- Stables: the contractor will dig at connections to look for leaks in Arroyo Rd area, Tuesday 2/18. EAWSD Operations will confirm it's recording correctly.
- Security Cameras: Working on more security cameras for Community Center. Electrician on-site 2/17 to run ground conduit. Intraworks coming on the 24th for site visit.
- Parking lot lightning: All Dark Skies approved. Light will drop to 40% when no one is around, dim to 10%.
- Poolside have already completed some tasks, next month new filter, heater, and pump. Pool shell, High Desert Pool and Spa reviewed cracks in pool, and will send an evaluation in the next couple days.

Finance Committee Presentation – Dan Drobnis – Finance Committee "Does" and "Does not do":

Does:

- Provides ECIA Board with advice about financial operations and business administration including, risk management
- Advice and input for preparing the annual budget
- Reviews expenditures and investments throughout the year
- Forecasts Repair and Replacement reserve requirements
- Analyzes proposed capital and reserve expenditures for effects on risk management
- Maintains a 30 year financial model
- Provides opinion that sound business practices and ECIA policies are followed
- Provides advice in developing financial and business policies and procedures

Does not:

- Run the association
- Run the association's businesses
- Determine which vendors should do business with
- Decide how the association money should be spent
- Decide which proposed projects should be funded

Finance Committee seeking additional members.

NEW BUSINESS

- Annual Meeting – Nancy Sulzberg
 - May 4, 2020. First Monday of May at Max Coll Corridor Center. Election results and Volunteers of the Year will be presented.
- Pool Swim Lesson Proposal – Jessica Collins
 - Potential barriers: adequate number of lifeguards, taking in money, certifying lifeguards to teach swim lessons. Brought up with insurance provider, will swim lessons help the community with liability? Do we have to have certification? How can we become certified?
- Safety Education Task Force
 - Debra Denker – 10 Demora Rd
 - Collaborate to ensure safety and harmony of environment.
 - Mission Statement: Educate and inform the public and Eldorado about fire-wise practice and prevention, wildlife awareness and amenities available.

Work with committees, HOAMCO and Board to update relevant policies, outreach.

- Safety issues will be informed decisions based on science and common sense. Witnessing extreme weather – prepare and prevent.
- Create guidelines to manage common areas. Guidelines for homeowners – but we cannot enforce – only if in covenants.
- Free sight specific evaluation of property by fire department; evacuation plans.
- Conservation committee and residents invited to symposium on March 14th.
- County Wildfire Protection Plan will be complete in the spring.
- Eldorado has 3 on Public Protection Classification on scale 1-10 with 1 the best. We are in a better position than a lot of communities. Lower insurance premiums.
- Develop guidelines to give residents a variety of choices. Educate people, the more they will be able to make better choices, fire-wise and earth-wise.
- Need volunteer to liaison with senior center to help neighbors unable to care for their property.

- Holistic, healthier ecosystem. Safe for wildlife. Plant native grasses. Increase the ability of land to retain water. Not using rodenticide. Science based statistics. Advocate safe practices
- Joe Newman purchased “Wildlife Crossing” signs. Goal: Living in harmony with wildlife. Amenities friendly to all ages. Dark Skies and safety.
- Work to inform community of best practices for holistic approach to choices on property and common areas.
- Mike Potter – 10 Gualdo Rd – Where I live, there is a property owner, 3 dogs that come out, ready to attack me. What is the procedure?
- Nancy Sulzberg – Leash rule, contact Animal Control. Recommend talking to your neighbor first.

MOTIONS

1. Motion to approve Ad Hoc Welcome Committee (Author Carol Sanguinetti)
 - a. Moved by Nancy Sulzberg, Second by Melicent D’Amore
 - b. 4 in favor, 0 opposed.
2. Motion to appoint Tana Monaco to the Ad Hoc Welcome Committee (Author Carol Sanguinetti)
 - a. Moved by Melicent D’Amore, Second by David Sorkin
 - b. 4 in favor, 0 opposed.
3. Motion to provide Treasurer routine authority to authorize transfers within Balance Sheet GL accounts and to authorize purchase and sale of securities with appropriate notice to Board of Directors and Finance Committee (Author David Sorkin)
 - a. Moved by Melicent D’Amore, Second by Carol Sanguinetti
 - b. 4 in favor, 0 opposed.
4. Motion to appoint Margaret Shakelee, Michael Ault, Craig Geil and Butch Gorsich to the Website Task Group (Author David Sorkin)
 - a. Moved by Nancy Sulzberg, Second by Melicent D’Amore
 - b. 4 in favor, 0 opposed.
5. Motion to table Family Changing Room procurement process be tabled and rescind previous approval of Casa de Suenos agreement (Author Nancy Sulzberg)
 - a. Moved by Melicent D’Amore, Second by Carol Sanguinetti
 - b. 4 in favor, 0 opposed.
6. Motion to approve contract with Paper Tiger for \$8,759.14 for 2019 Annual Report (Author Nancy Sulzberg)
 - a. Moved by Melicent D’Amore, Second by David Sorkin
 - b. 4 in favor, 0 opposed.
7. Motion to appoint Debra Denker to the Safety Education Task Group (Author Nancy Sulzberg)
 - a. Moved by Melicent D’Amore, Second by David Sorkin
 - b. 4 in favor, 0 opposed.
8. Motion to approve Naomi Harrison and Betsy Walker to the Policy Review Task Group (Author Melicent D’Amore)
 - a. Moved by David Sorkin, Second by Carol Sanguinetti
 - b. 4 in favor, 0 opposed.
9. Motion to approve the Final Version of the Proposed ECIA Sixth Amended Bylaws (Author Nancy Sulzberg)
 - a. Mike Potter – 10 Gualdo Rd –asked if changes were made regarding removing a Director
 - b. Moved by Melicent D’Amore, Second by Carol Sanguinetti
 - c. 4 in favor, 0 opposed.

10. Motion to accept the 2019 Audit completed by ECIA's auditor Thad Porch (Author David Sorkin)
 - a. Dan Drobnis – 17 Sabroso Rd – change wording to “independent auditor”
 - b. Moved by David Sorkin, Second by Carol Sanguinetti
 - c. 4 in favor, 0 opposed.
11. Motion to approve moving forward on Phase 2 of the Parking Lot Lighting Installation and combining with Phase 1 (Author David Sorkin)
 - a. Pam Henline – 17 Sabroso Rd – flag pole lighting is Dark Skies compliant
 - b. Shiela Sullivan – 3 Cerrado LP – Last summer quote \$1200 or more. Problem with rotation of the cords in the wind. Mike Rogers will look into Dark Skies for flag pole
 - c. Moved by Carol Sanguinetti, Second by Melicent D'Amore
 - d. 4 in favor, 0 opposed.

OPEN FORUM

William Schumacher – Had to leave early

Amelia Adair – 59 Monte Alto Rd.

- Thanks the board and staff for the really good job they are doing. People brought concerns to HOAMCO in open Q and A. I think this Board is doing an exceptional job. Really rare to get “unqualified” review in audit.

Russel Winslow – 6 Enebro Pl

- Would like to be able to review plans of projects in progress. Typically there is a period of time for public to comment before out to bid. Might be considered; the F&G Committee could do.

Hank Hughes – 25 Esquila Rd

- Climate is changing, encouraged by the effort of the county, solar panels to senior center. Have we thought about adding solar to ECIA to offset carbon footprint. Nolan Zisman replied that
- the idea came up a couple years ago. Cost prohibited at that time. As cost of solar comes down, we will look at it. Looked at putting solar on bathhouse when renovated, but it was not cost effective.

OLD BUSINESS

- Voices To Be Heard
 - attended by three 6th grade girls. Kids want and need technology. Seek ways to get youth involved. Pool will draw more kids in the summer.
 - Joe Gutierrez – 9 Moya LP – Use the pool as a venue to engage the youth, an outlet to gather information.
- County Liaison - Joe Gutierrez
 - Meeting next week 27th, Santa Fe County Public Works Department
 - Discuss how to facilitate communications and organize infrastructure projects – roads and hike/bike (owned by the County). Improve communication and priorities. Create positive relationship again. County is going through re-organization, new management.
 - Nancy Sulzberg, Melicent D'Amore, Michael Rogers, and Joe Gutierrez will be attending the meeting on 2/27/20.
 - Culture of Board and staff relationship. HOAMCO to step up and run operations at ECIA. Board will focus on policy, Bylaws, and governance.
- Boys and Girls Club – Joseph Gutierrez

- Next step- engage School Board to use school for 8 weeks in the summer. Principal is supportive. The decision will go to the School Board.
- Office Procedures Review Report
 - The report is in progress, the last version has been sent out.

Adjournment

- Meeting adjourned at 7:12PM