

Approved July 20, 2020 Meeting Minutes

Board Actions and Summary July 20, 2020

Meeting was called to order at 5:01 PM. Nancy Sulzberg, President, Mel D'Amore, Vice-President, Sal Monaco, Treasurer, Carol Sanguinetti, Secretary, and David Sorkin, Director were present at the July ECIA Board of Directors Meeting held via ZOOM. A quorum was met and the consent agenda approved. HOAMCO staff including GM Julie Navarro, Facilities Manager Mike Rogers, Pool Manager Jessica Collins, Executive Assistant Rachel Turnbough, and Office Assistant Sarah Skagen also attended. Motion to approve the meeting agenda made by Mel D'Amore, seconded Sal Monaco, 5 in favor, no opposed.

The following architectural variance requests and motions were reviewed and approved:

VARIANCE REQUESTS

- To allow for the existing shed at 23 Caliente Rd to be located 35 feet from the home
 - Motion to approve made by Mel D'Amore, second by Nancy Sulzberg, 5 in favor, no opposed
- To allow construction of a new privacy wall 14 feet into the 50-foot roadside setback at 1 Esquila Rd
 - Motion to approve made by Mel D'Amore, second by David Sorkin, 5 in favor, no opposed
- To allow for the encroachment of a coyote screening fence 13 feet into the 50- foot roadside setback at 7 Esquila Rd
 - Motion to approve made by Mel D'Amore, second by Sal Monaco, 5 in favor, no opposed
- To allow for the addition of a portal that does not match the existing roof style but is only slightly over the maximum size allowed at 136 Verano Loop.
 - Motion to approve made by Mel D'Amore, second by Carol Sanguinetti, 5 in favor, no opposed

MOTIONS

1. To adopt the new records request form; [it is uploaded on the website under Forms and Applications].
 - Moved by Nancy Sulzberg, second by Sal Monaco, 5 in favor, no opposed
2. To affirm AFJ Custom Paving as a Sole Source contractor as permitted in Section 8 of the ECIA Procurement Policy. AFJ has been the association's preferred provider for more than 10 years and has completed all work on the hike/bike trails in a diligent manner, consistently on time, within budget, and without change orders.
 - Moved by Sal Monaco, second by Nancy Sulzberg, 5 in favor, no opposed
3. To accept resignations from Tana Monaco, Kathy Cashiola, Mary Lee Morgan, Melissa Smock and Sandra Young from the Welcome ad hoc Committee.
 - Moved by Carol Sanguinetti, second by Mel D'Amore, 5 in favor, no opposed
4. To accept the resignation of Mary Clark from the Conservation Committee.
 - Moved by Carol Sanguinetti, second by Nancy Sulzberg, 5 in favor, no opposed
5. To approve the Board of Director committee liaison role [it is uploaded under the Board and Committees tab on the website].
 - Moved by Nancy Sulzberg, second by Mel D'Amore, 5 in favor, no opposed

Sal Monaco reported on the management company selection process. Contract negotiations with HOAMCO will begin in the upcoming weeks. Residents can review the RFP on the website and will have access to the contract once completed. The Finance Committee and the association's attorney will review the contract before Board approval will be considered.

As of the date of the Board meeting, 97% of homeowner assessments have been collected. Those who have not submitted payments have been contacted via letters and phone calls. Most have agreed to a payment plan; accounts for homeowners who have not arranged payment will go into collections.

Mike Rogers reported on amenities. The pool's feeder barrel is to be removed from inside the mechanical room and a storage cabinet will house it adjacent to the building. Maintenance has removed old tanks and will backfill the holes with dirt. The parking lot lights are complete but need remote settings adjustment. The tennis courts will be getting a wind screen, new net and chip repairs. Jessica Collins announced that the lap sessions will remain at one [1] hour. Once schools open, a pool schedule will be announced based on lifeguard availability.

Joseph Gutierrez, County Liaison for the Board reported the County will use \$150K for trail work on Avenida Eldorado near the fire substation. With the \$200K from a 2019 request, the county will design right of ways, plan design and land acquisition to extend the hike/bike trail from Torreon to Rt. 285. There is an additional \$150K for paving; once the money is absolutely confirmed the chosen road will be announced.

Amelia Adair, Chair of the Stables Committee presented an overview of the stables amenity. The presentation has been posted to the website in the Stables Committee tab. Pam Henline presented the findings of the recent logo survey. Though there was a clear preference, the Board has agreed to re-visit the RFP and send it to graphic design firms in Santa Fe. The logo must be chosen before the new website can be completed. Bonn Macy will assist with the request.

Sheila Sullivan updated the Board regarding the Dark Skies initiative. She will confirm ECIA's status with the International Dark-Sky Association. Once confirmed, residents will be asked to complete a survey regarding the process. The Board of Directors supports this initiative as long as all covenants are followed.