

Board Meeting Minutes 1.21.19

Monday, January 21, 2019

Open Meeting / 6:00 pm

Community Center Railroad Building

Call to Order/Attendance

- Meeting was called to order at 6:01 P.M.
- In Attendance:
 - President David McDonald, Vice President Elizabeth Maclaren, and Treasurer Joseph Gutierrez
- Excused Absense:
 - Secretary Bernardo Monserrat and Director Jody Price

Announcements

- Vice President Elizabeth Maclaren read a poem to the membership in attendance

Approval of Agenda

- Moved by Joseph Gutierrez, Second by Elizabeth Maclaren, and passed unanimously.

Variance Requests

- None

Consent Agenda Items

- Review of December 17, 2018 Board Working Session Meeting Notes and December 20 2018 Board Meeting Minutes.
- Review of December Covenant Compliance Report
- Review of January General Manager's Report
 - Moved to consent agenda for BOD Meeting

Action/Discussion Items – Old Business

- Committee Facebook Pages – McDonald/Handy
 - The stable committee has a layout of their committee facebook page that they will send to other chairs.
- Guidelines for Vistas Articles & Listings – McDonald/Handy
 - Moved to February BWS
- Website Update – McDonald/Handy
 - 3 Eldorado residents have expressed interest in bidding for website update. Office will be sending out an RFP and we will have the vendors submit samples of their work and present their work to the board and membership.
- Committee Best Practices – McDonald
 - Questions arose about where this document originally came from. President McDonald stated that this document is from 2006 and was updated by Director Price in 2018. Suggestions were made to have an open meeting with committees and the committee chair to get opinions of this policy.
- HOAMCO Update – McDonald/Navarro/Maule
 - Job Descriptions are currently being reviewed with Stacy, Julie, David, and employees. The office will make the job descriptions available on the website and in the General Managers report when these are signed and completed.
- Pool Master Plan / Water Update – Gutierrez/ Bullock
 - Bath House Known Issues:
 - There is evidence of a roof leak. When the weather improves, the roof needs to be checked for a leak. My recommendation is to determine where the leak is, repair it, and coat the roof with a liquid applied silicone with a fifty year lifespan. This coating will also reduce the temperature in the structure up to ten degrees during the summer months.

- There is mold on the inside walls on the parking lot side. The source could be the roof, the showers or an unknown source. Mitigation has started.
- Plumbing – The current plumbing has multiple abandoned runs and was done with a combination of PEX, copper and galvanized pipe. My recommendation is to remove all of the existing plumbing and replace it with PEX. PEX is constructed from a single polymer that can withstand freeze thaw cycles. It is easier to install and costs less than the products it replaces.
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- Drones Task Force – McDonald
 - No recent complaints have arose about drone flying, Will be looking into developing an area for drone and airplane flying.
- Ave. Amistad Entrance Walls – McDonald/Navarro
 - Proposal has been received from New Image Construction and we will schedule the work as soon as the weather permits.
- Information Committee Meeting – McDonald
 - Information Committee has requested a meeting with the board.
- Stable Collection Policy – Maclaren/Navarro
 - The staff, board, and stable committee are currently working on a collection policy to adopt for stable owners whose accounts are past due.
- Server Evaluation – McDonald/Navarro
 - No onsite visit needed. Contacted IT department and our servers are up to date.
- Civil Conduct Policy – McDonald/Maclaren
 - President McDonald and Vice President Maclaren are still working on this policy. There will be another open forum when this policy is completed and ready for the membership to review.

Action/Discussion Items – New Business

- Enforcement of Stable Rules – Maclaren
 - Enforcement of fines was suggested, Stacy Maule will send sample policies from other communities to stable chair.
- Firewise Presentations – Maclaren
 - Vice President Maclaren will be applying for a grant for ECIA. She requests ideas from residents on how to spend the \$500.00 for the community.
- Website RFP – McDonald/Maclaren
 - RFP has been submitted to the BOD for review
- Conservation Committee Charter – McDonald/Maclaren
 - Moved to agenda for BOD Meeting.
- NM Legislature Requests – Guterrez/McDonald
 - 100,000.00 was received for the hike and bike trails last year.
- Welcome Packet – McDonald
 - Tabled until Febuary
- Finance Report / December Financials / Barry Silver – Guterrez
 - Motion will be added to BOD Meeting for approval of 2018 Financials
 - Motion will be added to BOD Meeting to appoint Barry Silver to Finance Committee

Open Board Discussion

- February Message from the Board –

Adjourn

- Meeting was adjourned at 7:52 P.M.
- Moved by Joseph Gutierrez, Second by Elizabeth Maclaren, and Passed unanimously.

Executive Session – Legal/Personnel matters

Next Scheduled Meeting: ECIA Board of Directors Meeting -- Thursday, January 24, 2019 in the Railroad Building / 7:00PM: Open Meeting