

2019 Annual Meeting Minutes

May 6, 2019

Eldorado Community Church

7:00 PM Call to Order – Board President David McDonald

- Meeting was called to order at 7:01 P.M.
- There were approximately 42 residents and nonresidents/invited guests in attendance

7:05 PM Designation of Quorum – Board Secretary Bernardo Monserrat

Ballots were mailed to 2,085 lot owners who were Member's Eligible to Vote as of the date of record, March 1, 2019. As per article XII, Section 3 of the Fifth Amended and Restated Bylaws, the quorum for the Annual Meeting is 10% of the number of Member Eligible to Vote. For the May 6, 2019 meeting, that number is 209. Of the 424 Quorum Proxy Statements received, 408 were valid. The quorum requisite is met for the Annual Meeting of Members.

Opening Remarks – Board President

President David McDonald thanked all for attending the meeting and asked everyone to please turn off their cell phones. He also reminded everyone that the meeting was being recorded.

Introduction of Board – Board President

- President David McDonald introduced the ECIA Board members who were present at the meeting. These members include Treasurer Joseph Gutierrez, Director Todd Handy, Secretary Bernardo Monserrat, President David McDonald, Vice President Elizabeth Maclaren, and Director David Sorkin
- President David McDonald thanked and introduced staff present, including, Julie Navarro, General Manager, Anna Hansen, Executive Assistant, Michael Franciosi, Vice President – NM Division, and Mark Young, Architecture & Covenant Compliance Coordinator.

Board Election/Bylaws Process – Board Secretary

There were no applicants for this year's election; this section of the agenda was by passed

7:15 PM Approval of 2018 Annual Meeting Minutes – Board Secretary

Moved by Bernardo Monserrat, Second by Dag Ryen, and passed unanimously by voice vote.

NOTE: There was an audio recorder malfunction and there is no recording of the meeting. These minutes were recreated with input from several members who were in attendance

7:20 PM President's Report – Board President

Eldorado is truly a great place to live and play - the beauty that surrounds us, the amenities that, whether we use them or not, continue to increase our property values, the many cultural events just down the road in Santa Fe However mostly it's the people, the diversity of unique individuals in our community, who make this a place where I'm proud to have called home for the past 17 years. Could Eldorado be better? Of course, there is always room for

increased awareness of shortcomings, growth and learning, and for exploring positive, new ways of approaching issues that are of concern to the community.

Last Wednesday night I spent over an hour driving around the ECIA common properties with Mark Young and two community members, Sheila Sullivan and Sam Finn, who are concerned about the increasing light pollution here in Eldorado. We found that we need to get our own ECIA house in order if we want to be a model for the community of a dark sky friendly environment where residents can better enjoy our gorgeous night skies. I drove home around 9:00 feeling uplifted and happy. It was refreshing to be with people who were interested in coming up with constructive solutions to a problem rather than merely criticizing and complaining about it. It's these kinds of experiences that energize me and motivate me in the face of the negativity and false accusations that, although they come from a relatively small minority, have created a hostile environment in the community.

I count myself fortunate this past year to have spent a lot of time working with a group of people who inspire me as they strive to make Eldorado a better place to live and are doing something about it. Like:

- ◆ Like being the Board liaison with the Karen Murry and the newly formed Environmental Stewardship Committee on their journey from an ad-hoc advisory group to becoming a full-fledged standing committee.
- ◆ Like watching our new General Manager, Julie Navarro, bring a hospitality model to the ECIA and how well she has instilled that in her staff. She's transformed the Community Center from a closed space with locked doors to a welcoming space that is friendly and helpful to members and guests.
- ◆ Like working with Nolan Zisman, Russell Winslow and Joseph Gutierrez to find solutions to funding and implementing an Infrastructure Rehabilitation project that goes well beyond renovating our aging swimming pool to include the failing well, wastewater management and irrigation systems, as well as the water system at the stables.
- ◆ Like marveling as Sal Monaco, Dan Drobnis and the dedicated volunteers on the Finance Committee worked out the details of how to manage our Financial Reserves to fund these projects without compromising future spending needs.
- ◆ Like working with Libby Maclaren to craft simple, common sense "Community Standards for Communication" that address resident concerns with proposed policies, and then literally getting bloodied with her as we helped push a 60 foot long pile of brush into a big chipper this past Saturday to make our community a little more fire safe. (And I want to thank HOAMCO Chief Operations Officer Stacy Maule for funding the staff time of two maintenance workers on Saturday out of the HOAMCO budget.)
- ◆ Like sitting with members in the monthly Community Open Discussion Group and hearing their concerns and answering their questions. And if you haven't been to one, we invite you to join us this Thursday, and on the second Thursday each month 6-7:30 pm
- ◆ Like informally meeting one-on-one with home owners to address issues that are important to them and often to the community as a whole.

◆ Like working with Stacy Maule and HOAMCO Vice President for New Mexico, Michael Franciosi to address some tough issues that became apparent with the embezzlement and management problems surrounding previous staff, and then forging a working relationship with HOAMCO that better addresses the unique needs of the Eldorado Community. (By the way, you'll be happy to know that the embezzlement suspect was recently apprehended and arrested.)

I could go on - this is only a sampling of the ongoing interactions that I have with other Board members, committees, staff and ECIA members who are stepping up and putting their time and energy into truly making Eldorado a better place. I want to thank each and every one of the more than 60 volunteers who have provided the Board with valuable expertise and advice to guide our decision making process over the past year, and to the ECIA/HOAMCO staff who have worked with us to implement those decisions. If you would like to know more about volunteer opportunities, please contact any of the Board or Committee members, or staff.

Finally, I would like to thank all of you here tonight for taking an active interest in your community and coming out to this 2019 Annual Meeting.

Now, I'd like to turn it over to Libby Maclaren for a very special award. We wanted to recognize a volunteer who has put in countless hours and found out that he isn't an ECIA resident so we created a special award just for him.

- Vice President, Elizabeth Maclaren, gave a unique award this year to a nonresident volunteer who has spent several volunteer hours pruning trees to make Eldorado a safe place to live and drive.
 - The award was presented to Mr. John Gervers
 - Mr. John Gervers gave a speech, thanking the volunteers that help him, the residents of Eldorado, and the public works department.

7:25 PM Treasurer's Report – Board Treasurer Joseph Gutierrez

- Ended the 2018 year with \$1,250,000, which is equivalent to a 5 year reserve.
- 2018 financial audit was reported clean.
- The 2019 budget of \$1,530,520 represents a 7% increase over 2018; this is primarily for pest control, increased pool payroll, and maintenance issues. There is also \$68,000 for new capital projects, we have fund on hold until the first phase of the pool is complete.
- The 2019 budget also includes a projected transfer of \$165,000 to T&T at the end of the year.
- In 2019 we've undertaken a major rehab project with the pool. The estimated amount for this project is \$750,000, which we are expected to collect over \$600,000 through 2021 to cover the cost of the project.

7:30 PM Recognition of Committee Chairpersons and Acceptance of Committee Reports:

The following committee chairs or their representative commented on 2018 accomplishments and goals for 2019. The full list can be found in the 2018 Annual Report:

- Architecture Committee – Katherine Mortimer, Chair

- Conservation Committee – John Parker, Chair
- Election Committee – Butch Gorsuch, Vice Chair
- Facilities & Grounds Committee –Nolan Zisman, Chair
- Finance Committee – Sal Monaco, Chair
- Information Committee – Pam Henline, Committee Member
- Road Committee – Karen Murry, Committee Member
- Stable Committee – Amelia Adair, Chair
- Environmental Stewardship Committee - Karen Murry, Chair

8:00 PM Resident of the Year Award

Treasurer Joseph Gutierrez read:

I have had the pleasure of working with this individual for close to two years. She has demonstrated strong leadership and organizational skills as a Committee Chair.

She has brought to the Board:

- The Stable Collection Policy
- Stable Amenity Rules(Latest Version)
- Stable Water Billing Policy

She has been instrumental in coordinating with staff and the Stable Community for a water distribution schedule for the last 3-5 months. She is always looking at ways to improve the flow of information and communication between the Board, the Stable Community, and the resident of Eldorado. She has been instrumental in coordinating the repair and maintenance items at the stables in a prompt and cost effective manner.

Treasurer Joseph Gutierrez announced that Amelia Adair, Chair of the Stable Committee, was selected as resident of the year.

8:05 PM Community Open Forum

President David McDonald opened the open forum part of the meeting and asked residents to be sure to limit their comments to five minutes. Four members signed up to speak, Dag Ryen. Lynette Kessler, David Yard, and Gershon Siegel.

9:00 PM Adjournment – Board President

With no further business, the meeting was adjourned at 8:39 PM

X

President, ECIA Board of Directors

X

Date