

7.15.19

**Board Working Session Agenda
Monday, July 15, 2019
Open Meeting / 6:00 pm
Community Center Classroom Building**

Call to Order/Attendance

- Meeting was called to order at 6:04 PM
- In Attendance: President David McDonald, Vice President Elizabeth Maclaren, Secretary Bernardo Monserrat, Treasurer Joseph Gutierrez, Director Nancy Sulzberg, Director David Sorkin, and Director Todd Handy.
- Staff in attendance: General Manager Julie Navarro, Executive Assistant Anna Hansen, Operations Manager Michael Rogers, and Architectural & Covenant Compliance Coordinator Mark Young.

Announcements – Recording, No Open Forum

Approval of Agenda

Variance Requests

- Moved to Consent Agenda

Consent Agenda Items

- Review of June 17, 2019 Board Working Session Meeting Notes and June 20, 2019 Board Meeting Minutes.
- Review of June Covenant Compliance Report
- Review of June/July General Manager's Report
 - Add David Sorkins name to BOD Minutes as present
 - Remove Todd Handy from BOD Minutes as liaison to committee.
 - Moved to Consent Agenda for BOD Meeting

Action/Discussion Items – Old Business

- Website Update/Presentation Dates – Maclaren
 - Information Committee needs to hear back from the Board. The Information Committee suggested getting together a small committee (3 or 4 people) to oversee the production of the website. Discussion occurred about receiving information about the website designers that HOAMCO suggested to the community.
- Committee Roles and Responsibilities – McDonald
 - Will be discussed at the Committee Chairs Meeting.
- HOAMCO Update – McDonald/Navarro
 - Looking for another maintenance man
 - HOAMCO is currently transitioning in the accounting department so we should have a new accountant next month.
 - A suggestion was made to transfer hours worked by the lifeguards from pool payroll to maintenance payroll.
- Infrastructure Update – Gutierrez/Rogers
 - Pour occurred Thursday, Saturday and tomorrow
 - Acid Wash and filling of pool will be this week
 - Shade structure will be going up this week
 - Changing rooms are coming along
 - Shell of the pool there is a void
- Welcome Packet – Maclaren
 - Pretty much finished, the Board will receive a draft
- Board Planning Retreat – McDonald/Navarro
 - July 21st, the board will meet at ECIA. Get orders in .

Action/Discussion Items – New Business

- Finance Report – Gutierrez

Available R&R

6/30/2019 \$	933,758.00
--------------	-------------------

Non- Pool Expenses \$	29,208.25
-----------------------	-----------

Remaining for Pool \$	904,549.75
-----------------------	------------

Contracts Approved \$ TD	704,922.73
--------------------------	------------

Current Available R&R Budget \$	199,627.02
---------------------------------	------------

Server \$	20,000.00
-----------	-----------

Stable Water System \$	127,914.25
------------------------	------------

\$	147,914.25
----	-------------------

Remaining R&R \$	51,712.77
------------------	------------------

PM Projected \$ C/O	93,716.55
---------------------	-----------

R&R Budget Needed \$	(42,003.78)
----------------------	--------------------

R&R Cash Summary

Account \$	205,239.97
------------	------------

1050

Account	\$	147,508.22
1051		

Current		
R&R Cash	\$	352,748.19
Available		

Remaining		
Pool	\$	178,439.73
Balance		

AP Pool	\$	-
Project		

Estimated		
Stable	\$	130,000.00
Water		

Projected		
Remaining	\$	308,439.73
R&R		
Expense		

Projected		
R&R Cash	\$	44,308.46
Needed		

- Stable Water System Replacement – Gutierrez/Navarro
 - New Image is going to begin working on this beginning Wednesday.
- Accessory Dwelling Structure Task Force – Monserrat
 - An update has been posted to the website for the membership to review.
- Compadres Park Lighting – McDonald/Zisman/Raznick
 - Looking at options that comply with the Dark Skies Clause.
- HOA Act Affidavit/Agreement to Serve – McDonald
 - Signed by the board
- Bylaws Review Suggestions – McDonald
 - Last day to give suggestions is July 16, 2019
- Short Term Rental/AirB&B – McDonald
 - Will be discussing during Board Retreat.
- Vandalism Update – McDonald/Navarro
 - Something will be given to the community in writing discussing vandalism
- Guidelines for Past Due Assessments – Navarro
- RAP Survey – McDonald
 - RAP Survey will be sent out to all residents who have RAP on their roads.
- Bylaws Review Ad-hoc Committee Charter – McDonald
 - Moved to Consent Agenda

- Young People's Forum – Maclaren
 - Concerned that younger people in the community do not really have a voice. Have a forum one Saturday morning to hear and listen to the younger community
- Pinon Trees – Handy
- Reporter from New Mexican
- David will email the reporter to let him know about Thursday

Open Board Discussion

- August Message from the Board - Past Due Assessments Process

Adjourn

- Meeting was adjourned at 8:42 pm
- 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, July 18, 2019 in the Classroom / 7:00PM: Open Meeting