

Eldorado Community Improvement Association, Inc.
Board of Directors Meeting
January 19, 2017

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, January 19, 2017 at the Community Center, Railroad room.

CALL TO ORDER:

President Dag Ryen called the meeting to order at 7:05 PM.

DESIGNATION OF QUORUM:

The roll was called and the following members answered present: Dag Ryen (President) Pam Henline (Vice-President), Antone Forneris (Director), Todd Handy (Treasurer), John Henriksen (Director), and Michael McDowell (Director).

David Yard (Secretary) resigned.

STAFF MEMBERS PRESENT: Isabel Ugarte General Manager

ANNOUNCEMENTS

President Dag Ryen reminded residents present of the following dates and events:

1. This meeting was being recorded. The recording will be available online.
2. That the second Architectural Guidelines Review will take place on Sunday January 29th from 1pm-3pm at the Railroad room.

AGENDA

Was modified and approved.

Item 3 Approval of December Financial Report of the consent agenda was moved to New Business

Item 2 Election Committee Charter Requirement on New Business was moved to the Consent agenda

OPEN FORUM

Homeowner Name, Owner's Address

1. **Patricia Donahue, 13 Estacada Road**

Mrs. Donahue (Stable Committee Chair) just wanted to let everyone present know that she was there to answer any questions regarding the stables.

CONSENT AGENDA:

Director John Henriksen made a motion to approve the consent agenda as presented:

- | | |
|-----------------|--|
| 01.17.01 | Approval of December 15, 2016 Board Meeting Minutes |
| 01.17.02 | Approval of December Covenant Compliance Report |
| 01.17.03 | Approval of Election Committee Mission Statement & Charter |
| 01.17.04 | Approval of Manager's Report |

This motion was seconded by Treasurer Todd Handy. Motion passed unanimously

Copies of these documents are available upon request at the ECIA offices.

NEW BUSINESS

01.17.05 Vice President Pam Henline made a motion that the ECIA Board of Directors allow the variance which has been applied for by resident David and Gail Funk of 6 Verano Lane and recommended for approval by the Architecture Committee.

This Variance request is to allow for the construction of a 5.8 kW AC Ground mounted solar PV System at a distance of 59 feet from the home for such structures

Current architectural guidelines specify:

Eldorado Guidelines Section 21, Ground Base Solar

“Solar energy systems often need to be located more than 15 feet from the primary dwelling to perform optimally. Should the array be more than 15 feet from the primary dwelling, a variance approval by the ECIA Board of Directors will be required.”

This approval is being made due to the fact that there are many mature trees that will adequately screen the array and there will be very little visibility to any neighbors, except to the west. Due to this the resident has provided a screening plan to screen the west side of the array. Additionally, it should be noted that denial of the variance in this proposed location would result in greater visibility of the solar equipment to neighbors, and from roadways, and could result in the shading of the equipment which would impact the system performance.

This motion was seconded by Treasurer Todd Handy and passed unanimously

01.17.06 President Dag Ryen made a motion that the Board accept the resignation of Mr. David Yard as board member and Secretary of the Board, and that the Board of Directors extend thanks to Mr. Yard for his years of service to the community and diligence in his duties as an officer of the Board of Directors. We wish Mr. Yard the best in his future role as a member of the Board of Directors of the Eldorado Area Water and Sanitation District.

This motion was seconded by Director Antone Forneris and passed unanimously

01.17.07 Treasurer Todd Handy made a motion that the Board appoints Director John Henriksen as the Interim Secretary of the Board to serve until the May Organizational meeting in 2017.

This motion was seconded by President Dag Ryen and passed unanimously.

01.17.08 President Dag Ryen made a motion that the Board adopts the ECIA Greenbelt Trails Standard with the following revised preamble “Formal greenbelt trails should be created, when possible, in a sustainable manner that does not detract from the natural setting. Design uses include hiking, jogging and biking. While equestrian use of greenbelt trails is allowed, it has in recent years been infrequent enough to be considered incidental and therefore not part of the design requirements. These standards apply only to formal trails in the greenbelt that have been approved by the ECIA Board of Directors. They do not apply to trails in the Eldorado Preserve.”

This motion was seconded by Treasurer Todd Handy and passed unanimously.

01.17.09 President Dag Ryen made a motion that the ECIA Board shall defer approval of December 31, 2016 financials submitted by HOAMCO until specific changes in the PL (profit & loss), BS (balance sheet) and AR reports (accounts receivable) are made with pursuant action by the ECIA Board of Directors. The Board shall submit their vote by e-mail prior to February 3rd 2017.

This motion was seconded by Director John Henriksen and passed unanimously

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at 7:48 p.m.

Submitted By: Isabel Ugarte GM

Recording Secretary Isabel Ugarte GM

Date 01/19/17

[Listen to a podcast of the January 2017 Meeting](#)