

**Eldorado Community Improvement Association, Inc.**  
**Board of Directors Meeting**  
**October 20, 2016**

**TIME AND PLACE:**

A regular meeting of the ECIA Board of Directors was held on Thursday, October 20, 2016 at the Community Center, Railroad room.

**CALL TO ORDER:**

President Dag Ryen called the meeting to order at 7:03 PM.

**DESIGNATION OF QUORUM:**

The roll was called and the following members answered present: Dag Ryen (President) Pam Henline (Vice-President), David Yard (Secretary), and Antone Forneris (Director).

Director John Henriksen later joined the Board after the motion for his nomination to fill in the vacant Board position passed unanimously.

Absent: Todd Handy (Treasurer) and Michael McDowell (Director), both had excused absences.

**Staff Members Present:** Isabel Ugarte, ECIA Interim General Manager

**ANNOUNCEMENTS**

Patrick Varela (Chief Deputy Treasurer for Santa Fe County) spoke about the outreach program regarding property tax, dates, locations and payment options. For more information residents were ask to visit the County Treasurer Office website at: [www.santafecountynm.gov/treasurer](http://www.santafecountynm.gov/treasurer).

**AGENDA**

Approved as **submitted**

**OPEN FORUM**

**Homeowner Name, Owner of Address**

**1. Deborra Berlin, 3 Casa Del Oro Lane / Barn # 3:**

Ms. Berlin requested that the Board postpone the appointment of 2 stable owners to the Stable Committee for the following reasons: 1) They have already served on the committee before and 2) The Stable Committee should reflect a diversity of opinions in order to fully represent all barn owners as stated in the Stable Committee Charter.

**1. Carol Lowey, 6 Monterey Rd / Barn # 4:**

Mrs. Loewy Informed the Board that there are present Stable Committee members that refuse to abide by the Stable rules and should be immediately removed as they are in violation of the Charter they are committed to abide by.

**1. Renee Upston, 15 Alcalde Rd:**

Mrs. Upston introduced herself and the Boy Scouts, Troop 414. She addressed the fact that she would like to establish better communication with ECIA staff and looks forward to helping ECIA on any projects that the Boy Scouts can volunteer for.

**CONSENT AGENDA:**

President Dag Ryen made a motion to approve the consent agenda as amended, seconded by Secretary Dave Yard. Motion carried unanimously.

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|-----------------|--|
| <b>20.10.01</b> | Approval of September 15, 2016 Board Meeting Minutes |
| <b>20.10.02</b> | Approval of September Covenant Compliance Report     |
| <b>20.10.03</b> | Approval of September Financial Report               |
| <b>20.10.04</b> | Approval of Digital Document Report                  |

- 20.10.05 Approval of General Manager's Report  
20.10.06 Motion to Approve Variance Request for 11 Tarro Road  
20.10.07 Motion to Approve Variance Request for 6 Camerada Road  
20.10.08 Motion to Approve Variance Request for 66 Encantada Loop

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

### **NEW BUSINESS**

20.10.09 Vice President Henline made a motion that the ECIA Board of Directors to allow the variance which has been applied for by residents Jonas and Susan Aylward of **31 Fonda Road** and recommended for approval by the Architecture Committee.

This Variance request is to allow for an existing fence to remain in its existing position, which extends 4 feet in depth, and 16 running feet into the 50 foot road side setback.

Current architecture guidelines specify:

Eldorado Guidelines Section 3,

*(Reference Covenants - Article II, Section 3)*

*1) No buildings or other types of structures, nor portions thereof, shall be located nearer than 50 feet to the front lot line, nearer than 20 feet to the rear lot line or nearer than 10 feet to any drainage easement (whichever is greater), or nearer than 20 feet from a side lot line, except that variances may be made by the E.C.I.A. Board of Directors or its designees).*

This fence was built by the current owner and due to this being a corner lot, with the house sited close to the two roadside setbacks, the resident was limited in terms of what can be built at her home. The stipulations attached to this approval area as follows:

1. The applicant shall paint the fence gate darker, to match the side supports, so as to make the fence less visible on the lot.
2. The applicant shall either remove this fence, or bring it into compliance before the home is sold.

***This motion was seconded by Dave Yard and passed unanimously***

20.10.10 Vice President Henline made a motion that the ECIA Board of Directors allow the variance which has been applied for by resident Suzanne Gonzales of **10 Mimosa Road** and recommended for approval by the Architecture Committee.

This Variance request is to allow for construction of small accessory structure at a distance of 50 feet from the primary home and more than the maximum allowed distance of 15 feet.

Current architecture guidelines specify:

Eldorado Guidelines Section 12, Small Accessory Guidelines:

1. Shall be sited within fifteen (15) feet of dwelling house.

This location on the lot is justified due to the fact that there are many mature trees that will adequately screen the structure and there are no other feasible closer location due to existing vegetation, existing landscaping, and excessive slope.

***This motion was seconded by David Yard and passed unanimously***

20.10.11 Vice President Henline made a motion that the ECIA Board of Directors table the variance which has been applied for by residents Dominic and Beth Geraci of **2 Jacinto Court** and recommended for approval by the Architecture Committee, due to the fact that the ECIA has not received the required screening plan for this small accessory structure.

This Variance request is to allow for an existing small accessory structure to remain in its existing position, which extends 7 feet into the 20 foot side setback.

Current architecture guidelines specify:

Eldorado Guidelines Section 3,

*(Reference Covenants - Article II, Section 3)*

*1) No buildings or other types of structures, nor portions thereof, shall be located nearer than 50 feet to the front lot line, nearer than 20 feet to the rear lot line or nearer than 10 feet to any*

*drainage easement (whichever is greater), or nearer than 20 feet from a side lot line, except that variances may be made by the E.C.I.A. Board of Directors or its designees).*

This structure had been built by a previous owner and the owner has been working closely with the ECIA to resolve older violations, such as the removal of non-compliant sheds from the lot.

***This motion was seconded by David Yard and passed unanimously***

**20.10.12** Vice President Pam Henline made a motion that the ECIA Board of Directors approve of the variance request which has been applied for by Emily Swanter and George Haddad of **2 Encantado Road**, due to the fact that there is adequate screening plan for the solar PV system.

This Variance request is to allow for construction of a 9.1 kW AC Ground mounted solar PV System at a distance of 51 feet 11 inches from the primary home, which exceeds the maximum allowed distance of 15 feet from the home for such structures.

Current architecture guidelines specify:

Eldorado Guidelines Section 21, Ground Based 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 location on the lot is justified due to the fact that the resident will be building screening fences to screen the arrays from the neighbors and there will be very little visibility to any neighbors. Additionally, denial of the variance 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 systems performance. The stipulation attached to this approval is that the stringers shall be on the inside of the fence.

***This motion was seconded by David Yard and passed unanimously***

**20.10.13** President Dag Ryen made a motion that the ECIA Board of Directors accept the results provided by the Election Committee of the community-wide election to remove Director Claudia Daigle. The vote was 1,085 in favor of removal and 241 against. Ms. Daigle is hereby no longer a member of the ECIA Board of Directors.

***This motion was seconded by David Yard and passed unanimously.***

**20.10.14** President Dag Ryen made a motion that the ECIA Board of Directors accepts the nomination of Mr. John Henriksen to fill the vacant board position expiring in May 6, 2019. Before retiring and moving to Eldorado, Mr. Henriksen served for two decades with the Illinois Association of Aggregate Producers, a not for profit trade association, For most of that time he was Executive Director of the association, a role that brought him a wealth of experience in dealing with regulatory agencies at the state and local level.

Mr. Henriksen is a graduate of the University of Pennsylvania and has a law degree from the University of Kentucky.

I further move the nomination of Mr. Michael McDowell to fill the vacant board position expiring in May 7, 2018.

Mr. McDowell is now semi-retired in Eldorado after serving as CEO of local utilities companies in the Midwest. In addition to service on many state and local agencies, he has served as president of a homeowners association and board member of a rural fire district.

Mr. McDowell holds a BA and a Masters of Public Administration from the University of Kansas.

***This motion was seconded by Antone Forneris and passed unanimously.***

**20.10.15** Vice President Pam Henline made a motion that the ECIA Board of Directors accepts two new members to the Stable Committee. These members meet Charter requirements and are being recommended by the current Stable Committee. The two people are: Gretel Underwood and Bonnie Mamp.

***This motion was seconded by John Henriksen and after further discussion the motion was withdrawn by Pam Henline.***

**20.10.16** Vice President Pam Henline made a motion that the ECIA Board of Directors, table the motion to accept two new members to the Stable Committee. These members meet Charter requirements and are being recommended by the current Stable Committee. The two people are: Gretel Underwood and Bonnie Mamp.

***This motion was seconded by John Henriksen and passed unanimously.***

**20.10.17** Secretary David Yard made a motion that the ECIA Board of Directors, allow the Election Committee to move forward in presenting to the Board a new security election Code and revised Election and Balloting's procedures.

This motion was seconded by John Henriksen, motion was later amended.

20.11.17 Director John Henriksen made a motion to amend Secretary David Yard previous motion. The amended motion reads: Security code should be on a separate envelope and not on the actual ballot. The security code matter is to be discussed between the Election Committee and Board of Directors at a future date.

***This motion was seconded by Pam Henline and passed unanimously.***

#### **ADJOURNMENT OF OPEN MEETING**

The regular meeting was adjourned at 8:06 p.m.

Submitted By: Isabel Ugarte

Recording Secretary

Isabel Ugarte

Date 10/20/16