

**Eldorado Community Improvement Association, Inc.**  
**Board of Directors Meeting**  
**October 23<sup>rd</sup>, 2017**

**TIME AND PLACE:**

A regular meeting of the ECIA Board of Directors was held on Monday, October 23<sup>rd</sup>, 2017 at the Community Center, Railroad room.

**CALL TO ORDER:**

President John Henriksen called the meeting to order at 7:00 PM.

**DESIGNATION OF QUORUM:**

The roll was called and the following members answered present: John Henriksen (President), Antone Forneris (Vice-President), Mike McDowell (Secretary), Joseph Gutierrez (Treasurer), Jody Price (Director), and David McDonald (Director), & Pam Henline (Director).

**STAFF MEMBERS PRESENT:** Isabel Ugarte-ECIA GM

**ANNOUNCEMENTS**

President John Henriksen announced the following:

- The Election Committee will be submitting the proposed Bylaw changes to the Board of Directors at the end of October.
- The Board will hold a special working session November 2<sup>nd</sup> in the ECIA classroom to discuss the 2018 Budget. The meeting is open to the public, however there will be no open forum for the public.

Eric Lujan from Santa Fe County Treasurer's Office & Treasurer Pat Barella

- Property Tax Outreach Program will begin on November 6<sup>th</sup> at the Ken & Patty Adam Senior Center. Other dates for the program are November 13<sup>th</sup> and November 27<sup>th</sup>.
- Questions regarding Property Taxes can be answered at the Outreach Program

**AGENDA**

President Henriksen made the following change to the agenda:

- Motion to create Ad Hoc Pesticide Policy Committee is not ready and President Henriksen would like to approve a new Architecture Committee Member instead.

GM Isabel Ugarte would like to add Eldorado Community School's request to use ECIA grounds for emergency evacuation as a discussion item.

Motion to open up a dialogue with Santa Fe County to investigate a recommendation to pave Avenida de Compadres & Chusco hike/bike trails will be moved to be a discussion item.

Motion to approve agenda as amended was made by and approved unanimously.

**OPEN FORUM**

**Homeowner Name, Owner's Address**

**Gretel Underwood-4 Verano Loop**

**Addressing: Stable Billing**

Mrs. Underwood wanted to state that she did not believe that the stable billing proposal is fair or just and that the stable amenity is being singled out/punished. Mrs. Underwood congratulated President Henriksen in the compromises that were made with the stable community in regards

to the billing policy. Gretel states that there are many unknowns regarding billing such as the cost for the belly dump and Waste Management Services.

**Amelia Adair-59 Monte Alto Road**

**Addressing: Stable Billing**

Mrs. Adair wanted to thank the GM and staff for their support of the Stable Community Day on October 20<sup>th</sup>. Amelia asked the Board to postpone the vote on the stable billing. Amelia stated that she supports the goal of the policy but she does not believe the policy is complete as the manure management issue has not been worked out. Mrs. Adair believes that asking the Association to share costs in regards to labor and manure moving is appropriate as standard amenity maintenance.

**Pat Donahue-13 Estacada Road**

**Addressing: Stable Billing**

Ms. Donahue believes that if the Board put an ad hoc committee in place it would take less of the Board's time. As an alternative, Ms. Donahue believes that a user fee is acceptable instead of the billing policy.

**CONSENT AGENDA:**

- 10.18.01 Approval of September 2017 Board meeting Notes & Minutes
- 10.18.02 Approval of September Covenant Compliance Report
- 10.18.03 Approval of September Financial Report
- 10.18.04 Approval of General Manager's Report
- 10.18.05 Approval of variance at 7 Bonito Ct. to allow for fences built in 2006 without ECIA approval with a total square footage of 4084 sq. ft. which exceeds the maximum allowed square footage of 4000 sq. ft. by 84 sq. ft.
- 10.18.06 Approval of variance at 24 Esquila Rd. to allow for existing footings for approved structure to encroach into the 50 ft. setback.
- 10.18.07 Approval of variance at 37 Cerrado Lp. to allow for a new large accessory structure (garage) to be built at a distance of 34 ft. from the home.

***A motion to approve the Consent Agenda was made by Secretary Mike McDowell.. Motion was seconded by Director David McDonald. Motion was passed unanimously.***

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

**NEW BUSINESS**

10.23.01 Director David McDonald moved that the ECIA Board of Directors approve the variance request Martin Perea, of 5 Domingo Court, to allow for a new small accessory structure to be built more than 9 feet tall and at a height of 9 feet 6 inches which is not allowed under section 9.3.2 of the Guidelines. The Guideline requirement is detailed as follows:

*9.3.2 Shall be no larger than 128 square feet and shall not exceed nine (9) feet in height.*

The Committee is recommending approval to the ECIA Board with the justification that the area is well screened and will not be contrary to the intent of the covenants. Additionally the resident

could not find a shed of this size under 9 feet in height and the construction will require a foundation to prevent water damage, which raises the structure above 9 feet. Stipulations attach to this recommendation are that the stucco is to match the color of the home and that the roof has brown shingles.

***This motion was seconded by Vice-President Antone Forneris and passed with 6 votes for with Director Pam Henline against.***

10.23.02 Director David McDonald moved that the ECIA Board of Directors approve the variances which has been applies for resident, Stephen Quesada, of 5 Monterey Road, and recommended for approval by the Architecture Committee.

The variance request is to allow for the construction of a garage 5 feet into the 20 foot side setback, which is not allowed under Section 3 of the covenants, which is detailed as follows:

*Section 3. Lot Size, Setbacks*

*No residential lot shall have an area of less than 43,560 square feet and no lot shall be further subdivided nor permitted to have more than one single gemily residence together with accessory buildings as defined in Article II, Section I above. No building or other types of structures, nor portions thereof, shall be located nerer 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).*

The committee is recommending approval of this variance request due to the fact that there are characteristics of the site that ensure that the approval will not be contrary to the intent of the covenants. Specifically the encroachment will not impact the neighbors any more than if it was built outside of the setback. Additionally, the committee feels that the proposed location will allow for a better open space between the house and new garage. Stipulations attached to this recommendation are:

- A. Any new lighting on addition should be downward shielded.
- B. Stucco color to match house

***This motion was seconded by Director Jody Price and passed with 6 votes in favor with Director Pam Henline against.***

10.23.03 Director David McDonald moved that the ECIA Board of Directors approve the attached General Guidelines for the Consideration of Common Variances.

The Architecture committee unanimously approved a motion at their October 10, 2017 meeting to recommend approval of the Guidelines by the Board.

A Friendly amendment was made to revise the title of the motion.

***This motion was seconded by Secretary Mike McDowell and passed unanimously.***

10.23.04 President John Henriksen moved that the ECIA Board of Directors approve the 2018 ECIA Association Management Agreement with Homeowners Association Management Company.

***This motion was seconded by Treasurer Joseph Gutierrez and passed unanimously.***

10.23.05 President John Henriksen moved that the ECIA Board of Directors approve the Revised Stable Amenity Funding Guidelines attached to this motion.

***This motion was seconded by Secretary Mike McDowell and passed with 5 in favor with Treasurer Joseph Gutierrez and Director Pam Henline opposed.***

10.23.06 Treasurer Joseph Gutierrez moved that the ECIA Board of Directors approve the 2017 revised Finance Committee Charter submitted in the October 2017 Board Packet.

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

10.23.07 Director David McDonald moved that the ECIA Board of Directors appoint resident Larry Ward as a member of the ECIA Architecture Committee. Mr. Ward has attended the required three meetings and is a former carpenter and construction manager. As a member in good standing, he is unanimously recommended by the Architecture Committee.

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

#### **DISCUSSION ITEMS**

##### **Drone Operation and ECIA Regulation Options**

Secretary Mike McDowell in conjunction with Compliance Coordinator Mark Young have looked into this issue and provided the Board with a memo of what has been done up to date. As the FAA has taken the position (regarding drones) that they only regulate air space and therefore drone regulations are up to local entities. Secretary Mike McDowell will be working on creating a report in conjunction with Mark Young to present at the November Board Meeting.

##### **Eldorado Community School Request**

General Manager Isabel Ugarte updated the Board that Eldorado Community School has forwarded an agreement to be signed by the Association or Board to allow School use of ECIA grounds for emergency drills or emergency situation. The Board was in agreement that should the ECIA grounds be used in any emergency capacity by the Eldorado Community School, that the School would have to submit a comprehensive evacuation plan to the Board prior to approval.

##### **Dialogue with Santa Fe County to investigate a recommendation to pave Avenida de Compadres & Chusco hike/bike paths**

Vice-President Antone Forneris will be working on creating a report in conjunction with Road Committee Chair Felicia Probert to present at the November Board Meeting.

#### **ADJOURNMENT OF MEETING**

Motion to adjourn meeting was made by President John Henriksen and seconded by Secretary Mike McDowell and passed unanimously.

Meeting was adjourned at 8:53 pm.

Submitted By: Gloria Silva

Recording Secretary

Gloria Silva

Date 10/23/2017