

Eldorado Community Improvement Association, Inc.
Monthly Board of Directors Meeting
November 19, 2015

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, November 19, 2015 at the Community Center.

CALL TO ORDER:

President 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), Todd Handy (Treasurer), Jeanne Calzada (Director), Antone Forneris (Director) and David Yard (Director).

Absent: Greg Colello (Secretary) was excused.

Staff Members Present: Brenda Leonard, ECIA Interim General Manager (GM)

ANNOUNCEMENTS:

President Ryen made two announcements: A public forum on the Proposed 2016 Budget will take place on Monday, December 7th at 7 PM at the Community Center in the Railroad Building. The proposed budget will be posted on the website on December 1st.

Also to inform the public, on December 10th there will be a meeting in the ECIA Railroad Building hosted by Senator Peter Wirth and District Representative, Matthew McQueen to talk about Capital Outlay and going into the legislative session.

APPROVAL OF AGENDA:

Director Calzada asked to remove item 10: Approve Distribution of Draft Revision of Bylaws from the Content stating it is a GM action item. All were in agreement with this request and the agenda was approved as amended unanimously.

OPEN FORUM:

David Chakroff, Eldorado Area Water & Sanitation District (EAW&SD) representative, addressed the Board to discuss the status of the SE Corner of the Horse Stable Property. Mr. Chakroff stated he was not aware of any formal agreements or easements on the property. Mr. Chakroff explained he was aware that the property had been dedicated exclusively to the water utility's water systems to water storage tanks. Mr. Chakroff described that on the property there was a pumping station, a chemical treatment building, a chemical storage shed and it is frequently used for improvement projects. Mr. Chakroff stated he will be willing to grant an easement to execute an easement agreement with ECIA on the property so that it would be clear and legally set aside for the use of Utility and it wouldn't be affected by the tax issues for the ECIA. Mr. Chakroff stated the plans to replace the chemical storage shed for a permanent facility required a concrete foundation for the pre-engineered building. Mr. Chakroff stated a letter of approval or a letter of non-objection from the ECIA would need to be provided to the contractor. Mr. Chakroff explained that after researching the property history, Mr. Chakroff found additional documentation that confirms an easement on the property during ownership property transfers from 1980-1990 the ECIA which was subject to a 3-acre easement for water utility purposes. Mr. Chakroff requested a letter of non-objection for the project to ensure the county does not have any other issues. The General Manager was provided authorization to write the letter of approval for the construction that is underway.

It was stated that a history of the property helped clarify the evaluation of the property tax assessed by the Assessor's Office. A future meeting was requested for notifications and to make sure the ECIA is included in the insurance policy.

Homeowner Joe Eigner of 6 Verano Drive addressed the Board to discuss recycling. Mr. Eigner explained how glass in a recycling bin can contaminate the entire load of a truck which would have to be redirected to the landfill. Mr. Eigner stated that Waste Management had not made any effort to notify its recycling customers of Eldorado of the new rules which apply. Mr. Eigner updated the Board stating that plastic containers and cardboard could be taken to the convenient center as the same rule applies to the city and Waste Management. Mr. Eigner provided handouts, brochures and a 4- page handout from the Consultants Reports Recommendations to the County including a franchise contract. Mr. Eigner requested to move the approval from the Board for the consultant report to help provide a new ordinance for the upcoming January 29, 2016 meeting. Director Calzada stated that the La Tienda newsletter mentioned that the ECIA hosted a meeting. Director Calzada stated that there needs to be a clarification and retraction of the meeting. The Board clarified

that the Board cannot speak on behalf of the County, however, the Board will ask the membership to look closely at the proposal and provide feedback to the County representatives and to Mr. O'Hare.

CONSENT AGENDA:

Director Calzada made a motion to approve the Consent Agenda. This motion was seconded by Treasurer Handy and the motion passed unanimously with all members in favor.

- 15-11-45.1 Approval of the October 15, 2015 Board Meeting Minutes
- 15-11-45.2 Approval of Covenant Compliance Report
- 15-11-45.3 Approval of Treasurer's Report
- 15-11-45.4 Variance Request for 33 Altura Road, Ground Based Solar Array/Thermal Array
- 15-11-45.5 Variance Request for 4 Carlito Road, Ground Based Solar Array
- 15-11-45.6 Variance Request for 2 Monte Alto Place, Height Requirement
- 15-11-45.7 Variance Request for 8 Gavilan Road, Ground Based Solar Array
- 15-11-45.8 Variance Request for 1 Cerrado Way, Structure Setback
- 15-11-45.9 Approve Distribution of Finance Committee Recommended 2016 and 2017

Assessment, 2016 Budget Draft and 2016 Replacement Reserve

Schedule Draft to be posted on Website December 1, 2015

- 15-11-45.10 Approve Distribution of Draft Revision of Bylaws
- 15-11-45.11 HOAMCO Contract Amendment—Caliber Software
- 15-11-45.12 Motion to approve Consent Agenda. Motion was made by Director Calzada, seconded by Director Handy. All were in favor and Consent Agenda was approved unanimously.

OLD BUSINESS:

15-11-46 Variance Request for 114 Verano Loop, above ground Koi fish pond setback. Director Calzada made the motion to approve that the ECIA grant the variance, Motion seconded by Director Yard.

15-11-47 Variance Request for 9 Bonito Ct, fencing setback. Director Antone Forneris, moved that the ECIA deny this variance. The ECIA Board moved to deny the request for a variance as submitted and requested a renewed application with additional information regarding a confirmation of enclosed area on the lot. The motion was made by President Ryen and seconded by Director Handy.

15-11-48 Motion to appoint Ken Kleiber to the Road Committee. Director Henline moved to approve the appointment of Ken Kleiber to the Road Committee and it was seconded by Director Handy. All were in favor and the motion passed unanimously.

15-11-49 Motion to appoint Ray Nichols to Information Committee. All were in agreement with this request and the motion passed unanimously.

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

NEW BUSINESS:

There was no further business.

ADJOURNMENT OF OPEN MEETING:

The regular meeting was adjourned at 8:10 PM

Submitted By:

Greg Colello, Secretary _____ Date: _____

[Listen to a podcast of the November meeting.](#)