

Eldorado Community Improvement Association, Inc.
Board of Directors Meeting
December 15, 2016

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, December 15, 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), Antone Forneris (Director), Todd Handy (Treasurer), John Henriksen (Director), and Michael McDowell (Director).

David Yard (Secretary) had an excused absence.

STAFF MEMBERS PRESENT: Gloria Silva (Administrative Assistant to the General Manager).

ANNOUNCEMENTS

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

1. Residents should be aware that any official ECIA news will be posted to the website. ECIA BOD did not approve an expenditure of \$20k for the Stables to get electronic gates.
2. Isabel Ugarte (ECIA GM) will not be joining the meeting and in her place is Gloria Silva (administrative assistant to the GM).
3. ECIA toy drive benefitting the Boy's & Girl's Clubs of Santa Fe was a success. Eldorado residents donated enough toys to give gifts to all the children affiliated with the Santa Fe Boy's & Girls Club as well as enough to go to Espanola. Some Board Members and ECIA staff will be at the Boy's & Girl's Club on December 16th to give away gifts.
4. The new security camera is a replacement camera for the old camera. The original camera was not good enough for what was needed.
5. ECIA office will be closing at noon on Friday December 23rd and Saturday December 24th. The office will be closed on Monday December 26th. Normal office hours will resume on Tuesday December 27th.

AGENDA

Approved as submitted

OPEN FORUM

Homeowner Name, Owner's Address

1. **Deborra Berlin, 3 Casa Del Oro Lane / Barn # 6:**

Ms. Berlin voiced that she believed the Board of Directors has been disingenuous regarding the Stable gate. She believes that Stable owners who do not close the gate are violating Stable policy, and that the Board has not been enforcing rules fairly.

1. **Carol Loewy, 6 Monterey Road / Barn # 4**

Mrs. Loewy stated that the Board has failed to act in regard to enforcing the closed gate policy at the Stables. She believes that an electronic gate would not be an acceptable solution to the problem of the Stable gate being left open.

1. **Steve Taratula, 19 Recado Road**

Mr. Taratula would like the BOD to approach the local representative about possible solar credit for homeowners. He also would like to bring drone use (and possible rules) in the Association to the Board's attention.

1. Russle Winslow, 6 Enebro Place

Mr. Winslow would like to see a complete breakdown of the 2017 Budget (particularly Budget sections for the Hike & Bike trails as well as the contract with HOAMCO). He also stated that he would like to know what the Association's attorney has to say about ECIA's liability should there be an accident at the Stable amenity.

1. Gershon Siegel, 11 Bonito Court

Mr. Siegel stated that there should be a review of the Stable community history to find the point of contention amongst owners.

CONSENT AGENDA:

Treasurer Todd Handy made a motion to approve the consent agenda as presented:

- 15.12.01 Approval of November 20, 2016 Board Meeting Minutes
- 15.12.02 Approval of November Covenant Compliance Report
- 15.12.03 Approval of November Financial Report
- 15.12.04 Approval of November General Manager's Report
- 15.12.05 Motion to Approve Variance Request for 7 Vista Grande Drive (Existing Garage Encroachment)
- 15.12.06 Motion to Approve Variance Request for 8 Cerrado Road (Distance of accessory structure from home)
- 15.12.07 Motion to Approve Home Business for 9 Bonita Road.

This motion was seconded by Secretary David Yard. Motion passed unanimously
Copies of these documents are available upon request at the ECIA offices.

NEW BUSINESS

15.12.08 President Dag Ryen made a motion that the Board accept the unanimous recommendation of the Information Committee to appoint Marilyn Ferrell as a regular member of that committee.

Ms. Ferrell has extensive knowledge of the Eldorado Community, having worked as an ECIA staff member for several years and having been a resident for more than a decade. She has served as staff liaison to the Information Committee, and earlier in her career was an independent business owner. She will be a solid asset to the community.

This motion was seconded by Director John Henriksen and passed unanimously

15.12.09 Vice President Pam Henline made a motion that every newly elected or appointed board member must sign the Agreement to Serve before being seated on the Board and before being allowed to participate in any Board meeting or Activity. The annual ECIA meeting in May, every board member will sign the Agreement to Serve, or if absent, as soon as possible after the annual meeting.

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

15.12.10 Treasurer Todd Handy made a motion that the ECIA Board adopts the Finance Committee's recommendation for the 2017 Budget for Recurring Operating Expenses of \$1,083,316, including an annual assessment of \$460, and the following additional items and transfers:

- A. Operating Contingency of \$30,000.00
- B. Non-Recurring Operating Project \$1,800.00
- C. Non-Recurring Operating Expense for materials to pave Hike/Bike Path, streets and driveway crossings \$30,000.00
- D. Transfer to the Replacement Reserve Fund of \$166,434.00

E. Transfer to the Capital Reserve fund of \$30,000.00
For a total Operating and Reserve Transfer Budget of \$1,311,550.00

This motion was seconded by Director Mike McDowell and passed with 5 in favor and 1 (Antone Forneris) abstaining.

15.12.11 Treasurer Todd Handy made a motion that the ECIA Board Accepts the Finance Committee's Recommendation to instruct the Association's Controller to transfer an amount to the Capital Reserve Fund at the end of the 2016 Fiscal year sufficient to bring it to a 2016 year end balance of \$30,000.00.

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

15.12.12 Treasurer Todd Handy made a motion the ECIA Board Accepts the Finance Committee's Recommendation to instruct the Association's Controller to use the amount transferred at the end of the fiscal year to the Replacement Reserve Fund to adjust and the remaining Operating Budget surplus, or deficit to \$0.

This motion was seconded by Vice-President Pam Henline and passed unanimously.

15.12.13 Treasurer Todd Handy made a motion that the ECIA Board Accepts the Finance Committee's Recommendation to adopt a 2017 Replacement Reserve maintenance budget not to exceed (NTE) \$148,843.00 in accordance to Table 1 included in their letter of Budget Recommendations to the ECIA Board and Membership dated November 27, 2016.

This motion was seconded by Antone Forneris and passed unanimously.

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at 8:24 p.m.

Submitted By: Gloria Silva

Recording Secretary

Gloria Silva

Date 12/15/16