

Eldorado Community Improvement Association, Inc.
Board of Directors Meeting
February 16, 2017

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, February 16, 2017 at the Community Center, Railroad room.

CALL TO ORDER:

President Dag Ryen called the meeting to order at 7:08 PM.

DESIGNATION OF QUORUM:

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

Absent: Todd Handy (Treasurer)

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. A reminder that on March 14th from 7pm-9pm, there will be a meet and greet of the Board candidates for the upcoming election.

AGENDA

Was modified and approved.

Item 1, in New Business (Motion to Approve a New Board Member), was moved to the top of the agenda. After the approval of the agenda, Item 1 was addressed.

02.17.01 Interim Secretary John Henriksen made a motion to the ECIA Board of Directors to appoint Mr. Joseph Gutierrez to the Board seat vacated by the resignation of Director David Yard, for the completion of the term set to expire on May 6, 2019

Mr. Gutierrez has been a resident of Eldorado for over 40 years. He brings an immense amount of experience from public service to our association, having served as Project Manager, Community Services Director, and Deputy Finance Director for Santa Fe County. His experience of working directly with state and county officials will also be of considerable benefit to the association. Mr. Gutierrez has been a valued member of the Finance Committee and has a thorough understanding of the operations of the ECIA.

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

OPEN FORUM

Homeowner Name, Owner's Address

1. **Chris Harrell, 23 Caliente Rd.**

Mr. Harrell introduced himself and his wife Lisa, from the Labyrinth Resource Group of Santa Fe. He asked that the Board to considered constructing a labyrinth, that he will do free of charge. He recommended a 7 circuit medieval labyrinth of a minimum of 40 to 45 ft. in diameter with a path of 2-3 ft. dirt or cedar chips and a center diameter of 8-10 ft. Mr. Harrell went on to explain that the labor will be provided by the local Boy Scout Troop and other local volunteers. ECIA would need to provide just a couple of materials. Upon further discussion the Board recommended to scheduled this matter for the next Board Work Session meeting (3/13/17)

1. Jon D'Amore, 16 Tarro Rd.

Mr. D'Amore addressed the issue of a resident in ECIA, who decided to fly a flag displaying a campaign slogan. Mr. D'Amore went on explaining how it was in poor taste and asked the Board what can be done.

The Board explained there are no regulations on the ECIA covenants regarding flags. It was explained that changes can be made to the covenants. Mr. D'Amore has volunteered to assist with the process for changing the covenants for adding restrictions to flags.

3. Bill Keefe, 10 Azul Dr.

He discussed a very dangerous situation in his subdivision on Avenida Azul. He explained that drivers cannot see pedestrians ahead of them due to the curvature and lack of walking space of the road.

The Board explained that they have a priority list for the county for capital improvement projects. Avenida Azul is in the top ten for the priority list for the past 10 years. To construct a walk path on the road, the County would have to purchase right of way rights because much of the property along Ave. Azul is private property. Vice-President Pam Henline pointed out that because getting approval from the county will take time, an interim solution would be to lower the speed limit. It was also recommended that residents of the Ave. Azul area contact the county by writing letters and calling in.

CONSENT AGENDA:

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

02.17.02 Approval of January 19, 2017 Board Meeting Minutes

02.17.03 Approval of January Covenant Compliance Report

02.17.04 Approval of January Financial Report

02.17.05 Approval of General Manager's Report

02.17.06 Variance Request for 2 Jacinto Court, to allow existing structure, 7 feet into 20 foot setback.

02.17.07 Variance Request for 40 Carissa Road, to allow for new small accessory building of 9 feet in height.

02.17.08 Variance Request for 106 Monte Alto Road, to allow 5 foot tall wood and wire fence that will encroach 9 feet into 20 foot setback.

This motion was seconded by Director Antone Forneris. Motion passed unanimously

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

NEW BUSINESS

02.17.09 Interim Secretary John Henriksen made a motion that the ECIA Board of Directors allows the variance which has been applied for by residents Jesus and Lonna Gutierrez of 10 Quedo Road and recommended for approval by the Architecture Committee.

The Variances requested are as follows:

1. One tank (#3) at 2 inches over the allowed 72" height.
2. Abstaining from requiring a screen around tank 3 due to its location.
3. Only partial screening on one tank (#4) due to location of tank relative to neighbors.
4. Requesting a variance to allow for construction of a wood screening fence that is constructed in a style not listed in the Guidelines.

Section 16, Eldorado Guideline:

1. Above ground portion shall not exceed 6 feet in height and the color shall match the dwelling.

2. Shall not be located so that; the cistern or the required screening (except for plantings) project into the setbacks.

3. Shall be screened by stuccoed walls, wood fences or screening composed of suitable plantings. Where a wall or fence is used to screen a cistern it shall be of type 1, 2, 3, 4 or 7 as described in Section 13 above. Height shall be sufficient to optimally conceal the cistern. If other fences or wall exist or are proposed on the property, limitations on number of types and locations as listed in that section apply. Screening other than plantings is to be within four (4) feet of the cistern.

Additionally the resident is requesting a variance to allow for construction of a wood screening fence that is constructed in a style not listed in the Guidelines. This request is detailed as follows:

4. Requesting variance approval to build a horizontal all wood screening fence that is constructed in a style not listed in the Guidelines.

While the committee could not approve of such variance requests, due to the fact that such variance requests require Board approval, they agreed to recommend approval of these requests to the ECIA Board with the following justifications:

a. The 74" height of tank # 3, only 2 inches over the allowed 6 feet maximum height would not be contrary to the intent of the covenants due to its location and the fact that it is being painted as well.

b. Abstaining from screening tank # 3 would not be contrary to the intent of the covenants due to its location relative to other homes and the fact that it is being painted as well.

c. Only partial screening on tank (#4) would be justified due to location of tank relative to neighbors and the fact that the tank will be painted and most of the cistern would be screened with a fence.

d. While the wood slat fence is of design not listed in the Guidelines, its design would screen Tank 4 and would not be contrary to the intent of the covenants.

This motion was seconded by Director Mike McDowell. Upon further discussion by the Board, this motion was tabled for March Board of Directors meeting.

02.17.10 Director Mike McDowell made a motion that the Board approves the Proposed Revisions of Election Procedures submitted by the Election Committee.

This motion was seconded by Interim Secretary John Henriksen and passed unanimously

02.17.11 Interim Secretary John Henriksen made a motion that the Board accept Cecil Rich as a new member to the Conservation Committee. Based on his satisfying the 3 meeting attendance requirement as well as being a member in good standing and his knowledge regarding invasive species management, the Committee unanimously voted to recommend him to the Board.

This motion was seconded by Director Mike McDowell and passed unanimously.

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at 7:47 p.m.

Submitted By: Isabel Ugarte GM

Recording Secretary

Isabel Ugarte GM

Date 02/16/17