

Eldorado Community Improvement Association, Inc.  
Board of Directors Meeting  
March 17, 2016

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, March 17, 2016 at the Community Center.

CALL TO ORDER:

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

Absent: Greg Colello (Secretary)

Staff Members Present: Brenda Leonard, ECIA General Manager

ANNOUNCEMENTS

President Ryen reminded all residents that the board meeting was being recorded.

All residents are invited to attend the Annual Meeting on May 2, 2016 at the Eldorado Community Church beginning at 7pm. The annual meeting notice is in the process of being

printed and should be mailed to all residents soon.

Committee member appreciation reception will be held from 5pm – 6:45pm on April 21, 2016.

AGENDA

Approved as presented.

OPEN FORUM

No residents signed up for open forum.

CONSENT AGENDA:

Treasurer Handy made the motion to approve the consent agenda, seconded by Director Yard.

Motion carried unanimously.

Approval of February 18, 2016 Board Meeting Minutes

Approval of February Covenant Compliance Report

Approval of February General Manager's Report

Motion to table spiral staircase request at 61 Herrada Road

Motion to approve PNM Easement Agreement into the Eldorado Preserve

Motion to remove Eddie Marshall from the Facilities and Grounds Committee due to absences

Motion to approve the Road Committee Charter

2

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

OLD BUSINESS

Treasurer Handy made a motion to table acceptance of January and February 2016 Financials, seconded by Vice-President Henline. Motion carried unanimously.

## NEW BUSINESS

Vice President Henline made a motion that the ECIA Board of Directors accepts the two requested variances for 10 Redondo Court as recommended by the Architecture Committee.

The variances are as follows:

1. Three sheds are attached and located on the property, have been painted to match the color of the house and are being considered as one large accessory building; however, they do not match the architectural structure of the house. A variance is allowed for these sheds which have been on the lot for more than 10 years and are fully screened by fencing and vegetation.

2) A portion of fencing on the lot intrudes into the 20 foot setback on the North side of the property. A variance is allowed for this fence which has been on the lot since 1993 or 1994

and appears to have been approved by the ECIA, although details about the fence are limited. Although a large number of square feet are enclosed by the fence, restrictions on

this amount did not seem to be in place when the fence was erected.

This motion was seconded by Director Yard and passed unanimously.

Vice President Henline made a motion that the ECIA Board of Directors deny the requested

variance regarding a fence on 43 Cuesta Road.

This fence runs approximately 26 feet along the lot border with the property at 77 Monte Alto

Road and is located about 1 foot inside the property line and is in the utility 10 foot easement.

Since this fence is entirely in the 10 foot utility easement, the ECIA cannot grant a variance.

Any owner of this property should be aware that any utility company which needs right-of-way

in this easement may remove the fence or the utility may require the property owner to remove

the fence at their own expense. Should any significant repair be needed on this fence, the fence

must be removed. The ECIA is aware of the fence location and plans no action at this time.

This motion was seconded by Director Forneris and passed unanimously.

President Ryen read and entered a motion on behalf of Director Colello that the ECIA Board of

Directors accept the Conservation Committee's recommendation to appoint Bob Sandlin to the

Conservation Committee.

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

Treasurer Handy made a motion that the ECIA Board of Directors accept the amendment to ECIA's Association Management Agreement, dated February 2, 2015, with Community Asset

3

Management, LLC, (dba as Homeowners Association Management Company) in regards to

HOAMCO's absorption of all current ECIA employees.

This motion was seconded by Director Yard and passed unanimously.

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at 7:21 p.m.

Submitted By:

Recording Secretary Date