

**Monthly Board of Directors Meeting  
April 16, 2015**

**TIME AND PLACE:**

A regular meeting of the ECIA Board of Directors was held on Thursday, April 16<sup>th</sup>, 2015 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), Gershon Siegel (Secretary), David Yard (Director), Todd Handy (Treasurer), Greg Colello (Director) and Jeanne Calzada (Director). Staff members present were Denise Villanueva, ECIA GM and Mark Young, Covenants Compliance Representative. Also in attendance was Paul Skojec from HOAMCO.

**APPROVAL OF AGENDA:**

President Ryen asked for approval of tonight's meeting agenda. All were in agreement with this request and the agenda was approved unanimously.

**ANNOUNCEMENTS:**

President Ryen reported that the County would be paving a section of Avenida Amistad, from Monte alto Road to Avenida Buena Ventura, over the next few weeks, and that might create some traffic delays.

Director Yard announced the recent death of Eldorado resident and artist, Grace Burleigh, and said that she will be greatly missed.

President Ryen then reminded all present that the meeting was being recorded.

**RESIDENTS:**

There were 8 residents attending the meeting.

**OPEN FORUM**

1. Resident Wendy Montoya of 1 Domingo Road addressed the Board concerning the fact that she and her husband had recently received approval to build a studio at 1 Domingo Road on March 24<sup>th</sup>, 2015. When the contractor measured for the pouring of the slab, however, he measured from the wrong property marker and this resulted in the slab encroaching into the 20 foot setback and partially into the 10 foot utility easement.

Due to this encroachment the residents have re-designed the structure and plan to remove the slab from the utility easement but are still asking for the ECIA Board to grant a variance to allow for the structure to be built 10 feet into the 20 foot setback, but not into the 10 foot utility easement. Due to her husband's poor health she asked the Board to consider approving this variance at this Board meeting. Vice President Henline confirmed that the Architecture Committee had recommended approval of this variance request at their most recent meeting and she also asked the resident if they might not want delay this variance request to think about alternative plans. The resident stated that they did not want to consider other options. At this time President Ryen pointed out that due to ECIA notification requirements, the variance could not be heard at this meeting and it would have to properly warned.

Director Calzada at that time moved that the Board hold a special session to address this request and this was seconded by Director Yard. When President Ryen asked for a vote all members voted in favor of holding such a meeting as soon as possible and that they would get back to the resident with a date for this meeting.

**CONSENT AGENDA:**

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

1. 15-04-15.1 Approval of March 19, 2015 Board Meeting Minutes
2. 15-04-15.2 Approval of March 12, 2015 Special Session Board Meeting Minutes
3. 15-04-15.3 Variance Request for 28 Encantado Road – 6” Height Variance
4. 15-04-15.4 Approval of Staff Reports
5. 15-04-15.5 Approval of Treasurer’s Report
6. 15-04-15.6 Committee Reports

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

### **OLD BUSINESS**

There was no Old Business.

### **UNFINISHED BUSINESS**

There was no Unfinished Business.

### **NEW BUSINESS**

1. 15-04-16 Vice President Henline made a motion to approve the Variance Request for 1 Azul Court to allow for a 29 panel, ground based Solar PV Array, to be located more than 15 feet from the home, and at a distance of 27 feet from the home. This distance is justified by the fact that this distance is needed to prevent shading of the system by the home. Additionally, as part of this motion, Vice President Henline also made a motion to approve the Variance Request to allow for an 8-foot tall coyote screening fence to screen the array from his neighbors from 3 sides. This motion was seconded by Director Yard and was approved unanimously.
1. 15-04-17 Director Colello made a motion to approve \$5000.00 in funding for repair of the cross vane in the arroyo at the preserve. After reading the motion, Director Calzada pointed out the need to remove the vendors name from the motion as the vendor listed was not a preferred vendor and as such should not be named in the motion. After some discussion it was agreed to remove the 2<sup>nd</sup> page of the motion and all references to the vendor. At this time Director Colello withdrew the original motion and re-read the corrected motion asking for the ECIA to approve \$5000.00 to repair the crossvane and direct the GM to solicit bids for this work. This revised motion was seconded by Director Yard and was approved unanimously.

### **FINAL ORDER OF BUSINESS:**

There was no further business.

### **ADJOURNMENT OF OPEN MEETING**

The regular meeting was adjourned at 7:45 PM.

Next scheduled meeting: ECIA Board Working Session (WS1) Thursday, May 7<sup>th</sup>, 2015 at 7:00 PM at the Community Center

Submitted By:

Gershon Siegel, Secretary \_\_\_\_\_ Date: \_\_\_\_\_