

Eldorado Community Improvement Association, Inc.
Board of Directors Meeting
April 20th, 2017

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, April 20th, 2017 at the Community Center, Railroad room.

CALL TO ORDER:

President Dag 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), Antone Forneris (Director), John Henriksen (Interim Secretary), Michael McDowell (Director), Joseph Gutierrez (Director) and 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. The Annual meeting of the Membership will be taking place on May 1st at 7pm at La Tienda Community Church
3. Pool Opening will be on Saturday May 27th, Memorial Day Weekend.
4. Treasurer Todd Handy announced that on Monday April 24th at 5pm, there will be a Town meeting with Senator Mr. Wirth, State Representative, Mr. McQueen and SF County Commissioner, Ed Moreno taking place in Eldorado Community Center.

AGENDA

Approved as modified:

Item # 5 (Approval of the updated Architectural Guidelines) on the Consent Agenda be moved to New Business as item # 9, for further discussion.

OPEN FORUM

Homeowner Name, Owner's Address

Michael Landen,

Introduced the Draft (Neighbors Helping Neighbors) Committee Charter. *(a copy of the draft Committee Charter is available at ECIA office upon request),*

Based on the previous recommendation from the Board he did as follow:

1. Created a proposed Committee Charter
2. Spoke to Theresa Calzado, Supervisor of the Senior Center Group, to see if they would be willing to host this program.

Upon further discussion, the Board recommended that this be put on the May Board Work Session Agenda to allow the Board ample time to review the proposed charter.

Dina Siegel,

Addressed the letter she sent to the Board, according to her, via email regarding the potential upfront billing for the manure removal.

Pat Donahue, 13 Estacado Road

Addressed, the issue of having an electronic gate is the solution to the leaving the gate opened complaints, as well as speed humps.

CONSENT AGENDA:

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

- 04.20.01 Approval of March 16, 2017 Board Meeting Minutes
- 04.20.02 Approval of March Covenant Compliance Report
- 04.20.03 Approval of March Financial Report
- 04.20.04 Approval of General Manager's Report
- 04.20.05 Approval of Cincinnati Insurance Renewal
- 04.20.06 Approval of 1 Glorieta Road variance request, to allow previous encroachment to setback.

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

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

NEW BUSINESS

04.20.07 Interim Secretary John Henriksen made a motion that the ECIA Board of Directors table the variance request for 6 Moya Place to allow for a large structure to be built at a distance of 74 feet from the home.

The board also asks that the Architecture Committee so that the Committee can plan an on-site visit to determine if there are other logical sites for the Carport, that are within 15 feet of the home, and will not require a variance from the Guidelines. This requirement is detailed as follows:

Section 11: Large Accessory Guideline:

Shall be sited within fifteen (15) feet of the dwelling house.

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

04.20.08 Interim Secretary John Henriksen made a motion that the EIC Aboard of Directors approve the variance request of Douglas Cram, of 10 Vista Grande Drive, to allow for a new greenhouse (small accessory structure) to be in stalled at a height of 9 ft. tall while the maximum allowed height of small accessory structure is 8 ft. tall. This requirement is detailed in the Guidelines under Section 12 as follows:

2. Shall be no larger than 128 square feet and shall not exceed eight (8) feet in height.

Furthermore, I move that the ECIA Board of Directors approve of the variance request of this resident to allow for the structure to be located more than 15 feet from the home at a distance of 35 feet, which is not allowed under section of the Guidelines. This Guideline requirement is detailed as follows:

Eldorado Guidelines, Section 12: Small Accessory Structures Limitation and Requirements:

1. Shall be sited within fifteen (15) feet of the dwelling house.

The justifications for these variance requests are as follows:

- a. The height variance for the 9 feet is justified as this is one of the planned guidelines revisions and only exceeds the current maximum height by one foot and will not be seen by neighbors due to existing vegetation and fencing on the lot.
- b. The distance from the house is justified due to the fact that the closer locations would be shaded and not provide the screening that is available from the existing fences and vegetation on the lot, in the proposed location.

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

04.20.09 Treasurer Todd Handy made a motion that the ECIA Board of Directors approve the Finance Committee's recommendation to the Board to negotiate a proposed contract from Thad E. Porch, CPA to conduct the 2017 ECIA Audit and 1120H tax return.

For reference purposes, the previous contract price was \$7,900.00 plus GRT.

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

04.20.10 Treasurer Todd Handy made a motion that the ECIA Board accept the request of the Election Committee to add Jeanne Calzada as a new committee member.

Jeanne Calzada is a member in good standing and has served on both the Board and as prior Board Liaison on many committees. She is well qualified to become a member of the committee and the Election committee is looking forward to her participation and contributions for the benefit of ECIA.

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

04.20.11 Vice-President Pam Henline made a motion that the EICA Board accept a new member to the Stable Committee. Gretel Underwood meets Charter requirements and she is being recommended by the current Stable Committee. She will be an excellent addition to the committee.

This motion was seconded by Interim Secretary John Henriksen and Director Mike McDowell and passed unanimously.

04.20.12 Interim Secretary John Henriksen made a motion that the ECIA Board accept Paul Butt as a new member to the Conservation Committee. Based on his satisfying the 3 meeting attendance requirement as well as his knowledge regarding invasive species management, the Committee unanimously recommends him to the Board.

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

04.20.13 Director Mike McDowell made a motion that the ECIA Board add "No Alcohol/No Smoking" to the existing Pool Rules as well as to discontinue use of the ECIA Pool for rental or exclusive after hour functions excluding events scheduled by May 15, 2017

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

04.20.14 Interim Secretary John Henriksen made a motion that the ECIA Board of Directors approve of the revised and updated 2017 Guidelines for Protective Covenants and Building Restrictions for Eldorado of Santa Fe. This document has been recommended for approval by the Architectural Committee.

Additionally these Guidelines have been reviewed by our Attorney, John Hays, and his requested changes have been made to this document.

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

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at 8:07 p.m.

Submitted By: Isabel Ugarte GM

Recording Secretary

Isabel Ugarte GM

Date 04/20/17