

Eldorado Community Improvement Association, Inc.
Board of Directors Meeting
April 21, 2016

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, April 21, 2016 at the Community Center.

CALL TO ORDER:

President Ryen called the meeting to order at 7:09 PM.

DESIGNATION OF QUORUM:

The roll was called and the following members answered present: Dag Ryen (President), Pam Henline (Vice-President), Todd Handy (Treasurer), Greg Colello (Secretary), David Yard (Director) and Antone Forneris (Director).

Absent: None

Staff Members Present: Brenda Leonard, ECIA General Manager and Michael Franciosi, HOAMCO Vice President

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 7 pm and door prizes will be given.

All residents are invited to attend a Special Meeting of the Board on April 22, 2016 from 11am until 2 pm which is being held to continue discussions on how to respond to the Appellate Court decision.

Todd Handy, ECIA Treasurer, will be participating in a radio program broadcasting on 101.5 FM and 1260 AM airing beginning at noon on Sunday, April 24, 2016 relating to the hen lawsuit decision.

Updated edition of Windmills & Dreams is available to purchase at the ECIA Office for \$15.00.

AGENDA

Approved as presented.

OPEN FORUM

Betsy Walker, Owner of 6 Manzano Lane, addressed the Board with her concerns about abandoned homes in the community and provided a list of homes that she believes are unoccupied that are in need of inspection by ECIA and clean up by the owner. Betsy asked the Board what the process is and what homeowners can do to assist. Brenda Leonard, ECIA GM responded with the following:

- All abandoned houses should be reported to the ECIA Office for inspection and suggested that owners also report their concerns to Santa Fe County. ECIA can not file the report with Santa Fe County on an owner's behalf because ECIA can not provide the county with permission to access a property not owned by them in order for an inspection to occur.
- After an inspection is performed by ECIA, and if violations are noted, a letter to owner of record will be sent. Often times this is the homeowner that walked away from the property because banks typically delay taking ownership so they are not liable for assessments, maintenance and insurance.
- If the letter is returned undeliverable, the ECIA Office will research for new owners or try locating the owner through other methods.

- Neighbors can submit photos of the violations to the ECIA Office, note, all ECIA inspections are performed from the street or neighboring property (with approval of the property owner).
- Association can not take self help action without following the violation policy established by ECIA and is often times a lengthy process.

Bette Knight, Owner of 53 Cerrado Loop, provided the Board and Management with a letter regarding the hen lawsuit and her suggested guidelines for review and consideration by the Board of Directors.

Eduardo Krasilovsky, Owner of 17 Lucero Road, asked the Board why a workshop regarding the hen lawsuit was scheduled for 11 am on Friday, April 22, 2016 (a time when most people are at work). The Board informed Eduardo that it was the soonest day and time available for the Board to meet at a time that works for each board member. Eduardo also requested a confirmation of the courts decision and ruling. President Ryen stated that the court's decision states that our current covenants do not restrict or ban the keeping of hens and it is the interpretation that stands. Claudia Daigle, Owner of 4 Conchas Place, asked the Board to remove the Membership Agreement Policy from the Consent Agenda and move to the New Business Agenda so the policy can be read into the minutes. The Board agreed to remove the item from the consent agenda and review under new business. Claudia also discussed the courts opinion on the hen lawsuit and provided her perspective on the courts opinion and Board actions moving forward. Claudia also stated that she believes the Board did not fight hard enough on this case.

Deborra Berlin, Owner of 3 Casa Del Oro Lane and Barn 6, informed the Board that other barn owners are willing to serve on the Stable Committee, but have been denied due to personality conflicts or personal differences.

Director Colello stated he has been approached about a recall petition and if an online recall petition would be valid. President Ryen stated that a petition is a formal document which must have the printed name, address and signature of each petitioner and must clearly state the purpose of the petition.

CONSENT AGENDA:

- 16.04.01.1 Vice President Henline made a motion to approve the consent agenda as amended, seconded by Director Yard. Motion carried unanimously.
- 16.04.01.2 Approval of March 17, 2016 Board Meeting Minutes
- 16.04.01.3 Approval of March Covenant Compliance Report
- 16.04.01.4 Approval of March General Manager's Report
- 16.04.01.5 Motion to approve variance for garage setback of 20' at 23 Sabroso Road
- 16.04.01.6 Motion to approve variance for shed setback of 20' at 13 Mimosa Road

- 16.04.01.7 Motion to purchase Toro Lawn Mower
- Copies of these documents are available upon request at the ECIA offices.

NEW BUSINESS

- 16.04.02 Treasurer Handy made a motion to approve the Membership List Agreement as read in its entirety by President Ryen.

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

- 16.04.03 Vice President Henline made a motion that the ECIA Board of Directors accept the Stable Committee's recommendation to appoint Luci Wienczkowski to the Stable Committee.

This motion was seconded by Director Yard and passed unanimously.

ADJOURNMENT OF OPEN MEETING

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

Submitted By:

Recording Secretary

Date