

**Monthly Board of Directors Meeting
May 21, 2015**

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, May 21st, 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), Greg Colello (Secretary), David Yard (Director), Todd Handy (Treasurer), 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. Vice President Henline moved to approve the agenda and this motion was seconded by Treasurer Handy. All were in agreement with this request and the agenda was approved unanimously.

ANNOUNCEMENTS:

President Ryen reminded all residents that the meeting was being recorded. He further announced that the Board had voted for Board Officers at their working session earlier in the week. The slate of officers chosen was as follows: Dag Ryen for President, Pam Henline for Vice President, Todd Handy for Treasurer and Greg Colello as Secretary.

He further congratulated Secretary Colello on his recent election to the Board for a 3 year term, expiring in 2018.

President Ryen then pointed out that ECIA GM, Denise Villanueva, was present at the meeting along with Staff CCR, Mark Young. He lastly welcomed back our interim GM and HOAMCO Representative Paul Skojec as well as HOAMCO Executive Director of Management Service, Stacy Maule.

Lastly President Ryen announced that the ECIA pool would be opening up this Saturday at 8 AM and that all was ready at the pool except for some work on a more secure front entry area, that the NM Environment Department wants the ECIA to work on, due to the current gate area being very easy to climb over.

RESIDENTS:

There were 10 residents attending the meeting.

OPEN FORUM

1. Former ECIA Board Secretary and resident, Gerson Siegel, addressed the Board about his recent 12 month experience as an ECIA Board member and pointed out that while there were many contentious issues before the Board that all Board members acted in a professional manner and were able to find consensus on most issues. He further pointed out that it was his desire in running to bring some balance to the Board, especially in light of the pending Poultry Litigation as well as the recent Solar Litigation. He went on to state that while he had hoped that the Backyard Hens Litigation would have been resolved during his term on the Board, that to date both sides together have spent over \$100,000.00 in legal fees and is still in the courts. He stated that part of the current issues are due, in part, to the fact that the Eldorado Covenants are over 40 years old and that they were written by a New York Attorney who was not in touch with rural life in New Mexico. He lastly stated that he was hopeful that the recent litigation over the approval of Ground Based Solar

Arrays by the ECIA, in which the ECIA successfully defended these approvals, might just have helped to bring the Community closer together as a more sustainable place to live.

1. Resident Eduardo Krasilovsky asked the Board if they would consider the funding of a couple of Ping-Pong tables for the ECIA as he has found that playing Ping-Pong has many health benefits and with Eldorado being an aging population, this sport would be a healthy outlet for many aging Eldoradoans. He also stated that some of the areas that it provides benefit to area to residents with cognitive issues as well as those with other ailments. He then handed out information on Ping-Pong resources to the Board. The Board members, especially Director Calzada were very receptive to this idea and President Ryen stated that they will have the staff do some research on purchasing a couple of tables.

CONSENT AGENDA:

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

1. 15-05-18.1 Approval of April 16, 2015 Board Meeting Minutes
2. 15-05-18.2 Approval of Variance Request at 2 Eldorado Place for encroachment of existing split rail fence into 50 foot roadside setback.
3. 15-05-18.3 Approval of Variance Request at 1 Conchas Court for rebuild of home due to fire into the 50 foot roadside setback.
4. 15-05-18.4 Approval of Variance request for 3 Azul Place to allow 8 x 12 greenhouse structure to be located more than 15 feet from the home.
5. 15-05-18.5 Approval of Staff Reports
6. 15-05-18.6 Approval of Treasurer's Report
7. 15-05-18.7 Approval of Committee Reports

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

OLD BUSINESS

1. 15-05-19: Treasurer Handy made a motion to approve a transfer of \$1000.00 in additional funds from the 2016 Budget to the 2015 Budget for the Island Landscaping. This motion was seconded by Director Calzada. After discussion as to the actual intent of the monies, a vote was called and passed unanimously.

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS

1. 15-05-20 Vice President Henline made a motion to approve of the Variance Request at 8 Domingo Court to allow for a ground based solar array to be located at a distance of 45 feet 9 inches from the house, need to prevent shading issues. This motion was seconded by Treasurer Handy and passed unanimously with all five in favor.
1. 15-05-21 Vice President Henline made a motion to approve of the Variance Request at 8 Mariano Road to allow a ground based solar array to be located at a minimum distance of 35 feet from the house, so as to prevent shading issues. This motion was seconded by Treasurer Handy and passed unanimously with all five in favor.
1. 15-05-22 Vice President Henline made a motion to approve the Variance Request at 1 Domingo Road to allow for a new Studio Construction to encroach 10 feet into the eastern setback and 4 feet into the northern setback. After hearing from the applicant about their dream to have this studio become a reality, President Ryen pointed out that for the Board to approve any permanent building projects into the setbacks would create a legal precedent and that might require approval on similar variance requests in the future. Directors Colello and Calzada, as well as Vice President Henline all

agreed with President Ryen's comments and pointed out the negative ramifications for voting in favor of such setback encroachments with new construction projects. When a roll call was called by President Ryen the result was as follows: With a vote tally of 1 against, 4 in favor, and 1 abstention, the motion was not approved. Voting yes on the motion was Director Yard. Voting no on the motion were President Ryen, Vice President Henline, Secretary Colello and Director Calzada. Treasurer Handy abstained from the vote. (Following the vote Director Calzada stated that it would be wise for the Board, in the near future, to meet with a Legal Counsel to review the legal implications of similar encroachment issues.)

2. 15-05-23 President Ryen pointed out that the issue of approving the ECIA's Commitment to Inclusion of Properties Moved from Commercial to Residential will be tabled due to the need for further discussions with the ECIA Attorney in the near future. He hoped that this matter may come before the Board at the June Board meeting.
1. 15-05-24 Director Calzada made a motion to approve the appointment of new Election Committee Member, Dick Goldsmith. This motion was seconded by Director Yard and passed unanimously.
1. 15-05-25 Director Yard made a motion to approve the new Road Committee Members: Antone Forneris, Bob Blanchet, Dan Davidson, Ken Kleiber, Russell Winslow, and Rob Wickham. He stated that all nominees have met the requirements of meeting attendance, and are indeed Association members in good standing. At that point Road Committee Chair Felicia Probert pointed out that Ken Kleibner had not attended the required 3 meetings and that he was not eligible to be a member yet. She also pointed out that Terry Reilly should have been listed as one of the new members. At that time Director Yard amended his motion to remove Ken Kleiber and add Terry Riley as members for approval. This motion was seconded by Director Calzada and passed unanimously.

FINAL ORDER OF BUSINESS:

There was no further business.

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at 8:15 PM.

Next scheduled meeting: ECIA Board Working Session (WS1) Thursday, June 4th 7th, 2015 at 7:00 PM at the Community Center

Submitted By:

Greg Colello, Secretary _____ Date: _____