

**DRAFT VERSION**  
**ELDORADO COMMUNITY IMPROVEMENT ASSOCIATION, Inc.**  
**MINUTES OF 2015 ANNUAL MEETING**  
**OF THE MEMBERS**

**TIME AND PLACE:**

The annual ECIA meeting was held on May 4th, 2015 at La Tienda in Eldorado. ECIA Board President, Dag Ryen, called the meeting to order at 7:05 PM.

**ATTENDANCE:**

There were approximately 45 residents at this meeting.

**OPENING REMARKS:**

President Ryen thanked all for attending the meeting and asked everyone to please turn off their cell phones. He also reminded all that the meeting was being recorded and should residents want to speak under open forum, they should sign in on the sign-up sheet at the door.

**INTRODUCTION OF THE BOARD:**

President Ryen introduced the ECIA Board members who were present at the meeting. These members included Secretary Gershon Siegel, Treasurer Todd Handy, Vice President Pam Henline, Directors David Yard, Greg Colello and Jeanne Calzada.

**ANNOUNCEMENT OF TELLERS:**

Secretary Siegel stated that the tellers for this year were Joe Loewy, Kathy Graham, Carol Lachman, Betty Knight and Mary Cassidy. He reported that on May 1<sup>st</sup>, 2015 at 9 AM the Election Committee Tellers, as per the Election Policy and Procedures of Eldorado, counted the ballots cast for the 2015 Board Election.

**DESIGNATION OF QUORUM:**

Secretary Siegel stated that under the Eldorado By-Law requirements, a minimum of 10% of lot owners in good standing had to cast ballots in order to have a quorum. With a total of 2066 Ballots mailed out, at a 10% requirement, the required quorum number was 207 residents. With a total of 465 Ballots received and a total of 380 valid ballots received, a quorum had been met.

**APPROVAL OF 2014 ANNUAL MEETING MINUTES:**

Resident Joe Loewy moved to approve the 2014 Annual Meeting Minutes. This motion was seconded by resident Mary Ann Hale. With none opposed the minutes were approved unanimously.

**PRESIDENT'S REPORT:**

President Ryen pointed out that we have a diverse community with many skilled persons as well as many wonderful amenities and that we were all fortunate to live in Eldorado. He further thanked all the hard working volunteers of the ECIA and pointed out that it was the volunteers' hard work that kept things going at the ECIA. President Ryen then introduced new Eldorado GM, Denise Villanueva, as well as ECIA Interim GM and Hoamco Representative Paul Skojec. President Ryen then reviewed some of the major accomplishments in 2014 and 2015 beginning with the new partnership and management contact with Hoamco, and he stated that while it had been a major change, the new partnership was improving efficiency and accountability of the ECIA.

He then went on to state that a number of large projects were done in 2014, including pool repair work and renovations, extensive new landscaping at the Community Center, new playground equipment at Compadres Park, further work on the Hike/Bike paths, additional added security

cameras at the ECIA Community Center and Barn with cameras to be installed at the stables and Compadres Park in 2015. Additionally, in 2015 it is hoped that certain sections of the Hike/Bike paths will be paved by the County.

President Ryen also pointed out that the ECIA has been working on a Document Imaging Scanning Project since 2014 and that the project is coming along well and is digitalizing all the architectural plans of the ECIA for the future.

President Ryen also pointed out that from a legal perspective, the ECIA had won the case over ground based arrays in a recent decision and that the poultry litigation is still with the New Mexico Appellate Court and pending their review.

Lastly, President Ryen thanked the current Board for being such hard working individuals and that 2014 was a productive year for the Board. He stated that while it was a diverse Board, they all worked well together to accomplish the required tasks and find consensus on most issues

#### **TREASURER'S REPORT:**

Treasurer Handy stated the ECIA continues to receive monies relative to the embezzlement of 5 years ago, and that when all is done the ECIA will be fully reimbursed for all monies that were lost in this scandal.

He further pointed out that the ECIA has been working hard with County Tax Officials and our Attorney to ensure that the ECIA is not charged property taxes on our properties.

He reported that the ECIA continues to improve our position of available funds in our Replacement and Reserve account, as required under state statutes and under the recommendation of our accountant. He reported that the ECIA is still not where it should be in funding the R & R Account, but due to diligent management practices, it is improving and hopefully any assessment increase in 2016 will be minor. He lastly reported that year to date in 2015 there was \$37,000.00 in uncollected assessments and that the ECIA would be attempting to re-coup these monies in 2015 with some new collection methods.

#### **INTRODUCTION OF GUESTS:**

There were no special guests present.

#### **RECOGNITION OF ECIA STAFF:**

President Dag Ryen introduced the ECIA staff members who were present, including Mark Young, DiAna Gutierrez and Karen Logan. He then thanked non-present staff members, Marilyn Farrell, Brian Bennett and Pete Martinez for their hard work.

#### **RECOGNITION OF COMMITTEE CHAIRPERSONS:**

President Dag Ryen asked committee chairs, who were present to speak briefly about their committees' 2013-2014 activities.

##### **Architecture Committee:**

Architecture Committee member Steve Taratula reported that 2014 was a busy year for the Architecture Committee with the review of 193 project plans over the course of the year. Of these 193 plans, 147 were approved with 39 requiring variances from the ECIA Board. Of these variance requests 4 were denied.

In addition to the two weekly meetings per month he stated that the committee also went out on numerous site visits to resident's homes to verify if a variance was justified, or to confirm that the plans would be in compliance with the Eldorado Covenants and Building Guidelines, before any approval was made.

While there were no new home plans in 2014, there were many addition plans to existing homes, as well as a number of new garages, studios, ramadas, large and small accessory buildings, solar arrays, fences, and many other projects.

Steve stated that one noticeable trend that the Committee encountered in 2014 was a decrease in the number of ground based solar arrays approved (6) and an increase in the number of roof mounted solar PV systems approved (15). Of these 15 roof based solar arrays, a number of these were the low angle, and ballast mounted systems which are less visible to neighbors and from roadways.

Additionally, in 2014 due to the increase in the number of variance requests for 8 foot tall fences for RV screening, the Architecture Committee, with ECIA Board approval, updated the Guidelines for Protective Covenants and Building Restrictions for Eldorado at Santa Fe to allow for construction of these 8 foot tall fences, when being used for RV screening.

Also, to assist in the ease of reviewing plans, and in an attempt to make the review process more transparent and engaging for the residents, the Committee laid out plans to allow for the scanning and electronic review of all plans at the meetings on a large screen. This electronic review process will begin in 2015. In conjunction with this effort, the ECIA staff started diligently in 2014 working to digitally preserve all existing and future architectural plans and compliance correspondence with the Digital Data Preservation Project.

Lastly Steve stated that the goals for 2015 were as follows: Ongoing Guidelines review work, the continued development of Solar PV system application and review procedures and ongoing member education, when opportunities arise.

#### **Conservation Committee:**

Co-Chair Cherry Payne reported that the hallmark project in 2014 was the building of the Greenbelt Pilot Project, a 2.6 mile trail in the Greenbelts that, while some were initially opposed to the project, it has proved to be a well-used resource for residents. Other projects the committee completed in 2014 were:

- Development of new Greenbelt Trail Maps
- Design and production of new Preserve Trailhead Signs
- A successful Eagle Scout Project
- Removal of many blue posts on trail 301
- Completion of reports on the wetlands to the Army Corps of Engineers
- Four successful work days in the Preserve.
- Educational Bat Talk
- Support of the 2015 Earth Day Clean Up

Cherry then reported that in 2015 the committee had a successful work day on April 25<sup>th</sup> in the Preserve where much debris and invasive Tamarisk was removed in addition to the construction of anti-erosion rock and earthen structures. As well, a very successful bird talk was held in April with many attending.

In 2015 we will be working with the County on resolving some water drainage issues along County Route 51 that is causing damage to trail 201 in the Preserve. Also in 2015 the Committee has received a special funding request to work on repair of a cross-vein in the Preserve wetlands that was damaged in September of 2014 and is required to protect our investments in this major project. Lastly she reported that in 2015 the Committee will be working on a number of trail projects as well as working to protect areas of the new Greenbelt Trail. She encouraged any interested residents to come to a meeting and join in on one of our many trail days in the future.

#### **Road Committee:**

Chair Felecia Probert pointed out that the roads in Eldorado are maintained by the County but the committee worked hard to do two road inspections annually and prioritize required work with the

County on the roads in general. She thanked resident Fred Raznick for his hard work with the committee over the years and for his work in recruiting new members to the committee in 2014. She next reported that major projects that were completed in 2014 were the repaving of Herrada Road, as well as installation of new reflective road signs on many streets. Over the past year she stated that many miles of gravel roads have been regraded and many miles of chip sealed roads were resealed in 2014. She next reported that there had been many resignations in 2014 so there is a need for new Road Committee members and encouraged any interested residents to contact her. She finished by thanking Gershon Siegel for his hard work on the Board.

#### **Stable Committee:**

Stable member Alice Griffin reported that the Committee had a very successful Community Day in 2014 provided 64 pony rides. To date the stable inspections have been performed and she thanked all for their help with this annual requirement. She reported that the following projects were completed in 2014:

- Ongoing Fly Predator Program
- Ongoing manure composting project
- Rewrite of Stable Policies

She lastly reported that the committee was trying a new structure of not having a Committee Chair and that this structure was working well and making meetings more productive and more respectful.

#### **Election Committee:**

Kathy Graham, Chair, reported that the Election Committee had been going through a transitional year with many changes in members. She stated that Betty Knight and Carol Lachman were new members in 2014 but that Carol had to resign recently leaving the committee with openings for two members. She further went on to thank long-time resident and former Election Committee member, Jeanne Crawford, for her service to the committee for many years. She pointed out that 2014 was a unique election year with the implementation of sequencing of Board terms, as required under the revised By-Laws. This year's election was unique in that there was just one open candidate position. She pointed out that in 2015 the Committee will continue to work on updating the By-Laws and that the month of July will be the period for resident comment. This process will follow with some open Town Hall forums.

#### **Finance Committee:**

Committee Chair Dan Drobnis reported that the 2014 Annual Report and Audit were available on line, as well as at the ECIA offices, should anyone want a copy. He stated that the committee was responsible for managing Eldorado's finances and worked with the Board to accomplish this in a professional and transparent manner. He stated that as costs of repairs and maintenance of our amenities will continue to rise in 2015, the Committee will be working on the budgeting process to ensure that the ECIA's financial obligations were being met into the future and that any increases in assessments would be only what was required. He went on to provide a number of examples of other local Home Owners Associations in the Santa Fe area, such as Rancho Viejo, that had less amenities but with much higher annual assessments. Lastly he asked for residents to consider serving on the Finance Committee as there were very few members.

#### **Facilities and Grounds Committee:**

Committee Chair John Calzada thanked President Ryen for his comments regarding the major projects that had occurred in 2014. He did state that 2015 would not be as ambitious a year as 2014 was with fewer projects. He spoke at length on the 2015 Commemorative Bench and Tree program that was open to residents and encouraged anyone interested to contact him. These

trees and benches will be placed in the open island area at the Community Center and now was the perfect time to do such planting of trees. He also asked for any interested members to consider joining the Facilities and Grounds Committee.

#### **Information Committee:**

Chair Frank Schober thanked the Board for all their hard work in 2014 and especially President Ryen who had to fill in as interim GM for many months. He then pointed out that while they were a small group they accomplished a lot with the production of the Vistas as well as the Eldorado website. He pointed out that their work on the Vistas, and on the website, had to be non-controversial due to the timing and response factors of a monthly publication. He further thanked Webmaster, Jack Arnold, and Vistas editor, Carol Leyba, for their hard work. He also acknowledged Elan Colello for his work on the development of the first website as well as his work on the updated website. Frank then thanked committee member Dan Drobnis for his work on the committee. Lastly he pointed out that there was a need for anyone who could write to consider joining this committee.

#### **RESIDENT OF THE YEAR:**

President Ryen announced that resident, John Calzada was chosen as the 2015 Resident of The Year and that he had been actively involved on many committees as well as the current chair of the Facilities and Grounds Committee. He further pointed out that John has lived a life of service to the nation and his communities both in the Military Service and as policemen for many years in Monterey, California. John graciously accepted the award and thanked the community for giving him the opportunity to serve them.

#### **COMMUNITY OPEN FORUM:**

President Ryen opened the open forum part of the meeting and asked residents to be sure to limit their comments to four minutes. The only resident wanting to address the Board was resident Claudia Daigle.

Ms. Daigle stated that she was upset over the fact that while she had tried to get onto numerous committees in the past, that it was not a simple process and she feels that she should have been considered for many positions. President Ryen pointed out that the committee membership was dependent on a recommendation from each committee and it was not as simple as attending 3 meetings.

Ms. Daigle then proceeded to state that she felt that the Conservation Committee was spending too much money on projects in the Preserve and that those monies would be better spent on work on the monuments at the entrances to Eldorado. President Ryen pointed out to her that the monuments were a complex issue with multiple owners and in a State Road right of way and it was not as simple as just repairing them.

Ms. Daigle went on to complain to the board about the way that the Election Ballots are being done and that they should have the lot number and resident's signature on both the ballot and envelope to be legal.

She questioned the Board on the status of resident Susan Billings in the pending poultry litigation and President Ryen stated that this was not a matter that could be discussed.

Resident Fred Raznick briefly spoke to clarify that in his opinion and the opinion of many of his clients, the Eldorado Preserve and Greenbelt trails were a vital and desired amenity and these were key selling features for many of his clients. He pointed out that the trails are used and loved by many Eldorado residents, including himself.

#### **ELECTION RESULTS:**

Secretary Siegel stated that there were 2066 Ballots mailed out and 465 returned to the ECIA. With 85 invalid ballots, that left a total of 380 valid ballots for Board Candidate Greg Colello. With an adequate number of ballots, Director Colello was elected to a 3 year term on the Board. He further stated that the Election Committee had followed due process and certified that the tallying of the ballots was in accordance with the governing documents of the ECIA. They further verified that the ballot totals were verified and were accurate.

**CLOSING REMARKS:**

President Ryen congratulated Director Colello on his election win and thanked Secretary Siegel for his service to the Board. He pointed out that with only 6 members on the Board, the By-Laws require there to be an odd number of Directors. The Board will be starting to review possible Board Candidates in the next few months.

**ADJOURNMENT:**

With no further business the meeting was adjourned at 8:45 PM

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**Gershon Siegel, Secretary**

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**Date**