

**Eldorado Community Improvement Association, Inc.**  
**Monthly Board of Directors Meeting**  
**June 18, 2015**

**TIME AND PLACE:**

A regular meeting of the ECIA Board of Directors was held on Thursday, June 18, 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), and Jeanne Calzada (Director). Todd Handy (Treasurer) arrived late and (Director) David Yard was an excused absence. Staff members present were Denise Villanueva, ECIA GM and Mark Young, Covenants Compliance Representative.

**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 reminded all residents that the meeting was being recorded.

**RESIDENTS:**

There were 12 residents attending the meeting.

**OPEN FORUM**

1. Brian Cassidy, resident, read a whimsical metaphorical story to the Board and audience regarding the ongoing issue of allowing ground based arrays in Eldorado and his belief that they are a visual nuisance to the community at large.
2. Mary Cassidy, resident, addressed the Board concerning her opinions on the Vistas Letters to the Editor as being inaccurate and does not reflect the opinion of the Board and community at large. She further stated that at least one of the recent Vistas Letters to the Editor articles did not have any kind of disclaimer attached to it stating that this was not the opinion of the ECIA Board. Lastly she asked the Board to abandon the Vistas Letters to the Editor experiment in the future.
3. Frank Schober, resident and Information Committee Chair, pointed out that while Letter's to the Editor have always existed in the Vistas, in the past there was an Information Committee sub-group that was able to decide what could be printed and that this editorial procedure was no longer in place. He asked the Board to consider allowing the Information Committee, in the future, to again have more input in the printing of the Vistas Letters to the Editor.
4. Wilson Plowman, a new resident, stated that he had just moved here and came to the Board meeting to learn more about the community and introduce himself to the Board.
5. Eduardo Krasilovsky, resident, spoke to the Board on his concerns that the Board is not being fully transparent and is withholding information from the residents. Specifically he pointed out the fact that the Solar Working Group Reports have never been made available to residents. He also pointed out that he was the author of one of the recent Vistas Letters to the Editor and that while he had listed his references, there was not adequate room and this was removed from the article. He stated that he feels that allowing residents to be able to write letters to the editors is a most important part of free speech and communication in a community like Eldorado.

President Ryen responded to Mr. Krasilovsky's comments concerning the fact that the Solar Working Group report was not published and that this in part due to the fact of ongoing litigation over ground based solar arrays, and the fact that the ECIA was limited as to what could be discussed and published during this period of litigation. As well, he pointed out that the result of the Solar Working Group's work was two different and contrasting reports and that the Board had to determine to present these different reports to the community.

Vice President Henline further stated that the Solar Working Group had done a lot of work and that the Board will be discussing the publication of these reports at a future meeting.

Director Calzada then pointed out that the intent of the Vistas and Eldorado websites were to “put our best foot forward” and not to create tension in the community. She pointed out that she would like to have at least quarterly open agenda meetings, with residents, to allow for open dialogues on any subject. She felt that this would provide for the needed open dialogue between the Board and residents. President Ryen agreed with this concept and this will be discussed at the next Board working session.

#### **CONSENT AGENDA:**

Director Calzada made a motion to approve the Consent Agenda with the removal of item 4, Approval of Committee Reports, as such reports were no longer being written up by Board members and, instead, the Committee meeting minutes were available on the Eldorado website and at the EICA offices. This motion was seconded by Secretary Colello and the motion passed unanimously with all members in favor.

1. 15-06-26.1 Approval of May 21, 2015 Board Meeting Minutes
2. 15-06-26.2 Approval of Staff Reports
3. 15-06-26.3 Approval of Treasurer’s Report

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

#### **OLD BUSINESS**

1. 15-06-27 President Ryen presented a motion for resolution regarding conversion of commercial properties in Eldorado. He stated that it was the policy of the ECIA, as defined in 2001 letter to lot owner of all tracts designated as commercial lots, that any commercial lot that is converted to residential shall be deemed to be part of the Eldorado Community Improvement Association and shall be subject to all the building restrictions and covenants that apply to residential properties within the association. This motion was seconded by Vice President Henline and was approved unanimously with 4 in favor. This formal policy is on file with these minutes.

#### **UNFINISHED BUSINESS**

There was no Unfinished Business.

#### **NEW BUSINESS**

1. 15-06-28 Vice President Henline moved that the ECIA Board of Directors approve the Variance Request at 14 Chusco Road, Lars Hansen resident, to allow for a ground based array to be located 130 feet from the home. She stated that the Architecture Committee performed a site visit on May 27, 2015 and approved this site due to the fact that the arrays are behind and on land sloping down from the house and impedes no views at this location. They are well shielded from any house on Chusco Road. They are on the lot in a location where tree shading does not compromise efficiency. A few houses quite a distance to the North may see the back side of the arrays. For this reason, the following stipulations were made:  
a.) The resident, as per the approved screening plan, shall install two 6 foot tall wood screening fences (on the north side of each array), as soon as the arrays are in place. These fences shall have the stringers on the array side of the fence. The motion was seconded by Director Calzada and was approved with three in favor and Treasurer Handy abstaining from the vote.

2. 15-06-29 Vice President Henline moved that the ECIA Board of Directors approve the Variance Request at 5 Cagua Road, Scott Hurwich resident, to allow for an existing wood fence to remain on the lot with a 6 foot encroachment into the 20 foot setback but not into the 10 foot utility easement. This setback requirement is detailed in the Eldorado Guidelines Section 3 Lot size, Setbacks.

This approval is recommended by the Architecture Committee because the fence has been in this position since 2003, well over 10 years, has minimal amount of encroachment (only a portion of corner of the fence is in setback) and is not a visual problem for neighbors. The stipulation attached to this approval is that the owner shall be notified that this property is located in the Avila subdivision and that there may be other covenants that are in effect, that they are required to be in compliance with. This motion was seconded by Treasurer Handy 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 July 9<sup>th</sup>, at 6 PM at the Community Center

Submitted By:

Greg Colello, Secretary \_\_\_\_\_ Date: \_\_\_\_\_