

**Eldorado Community Improvement Association, Inc.**  
**Board of Directors Meeting**  
**July 24th, 2017**  
**TIME AND PLACE:**

A regular meeting of the ECIA Board of Directors was held on Monday, July 24th, 2017 at the Community Center, Railroad room.

**CALL TO ORDER:**

President John Henriksen called the meeting to order at 7:03 PM.

**DESIGNATION OF QUORUM:**

The roll was called and the following members answered present: John Henriksen (President), Antone Forneris (Vice-President), Mike McDowell (Secretary), Joseph Gutierrez (Treasurer), Pam Henline (Director), Jody Price (Director), and David McDonald (Director)

**STAFF MEMBERS PRESENT:** Isabel Ugarte-ECIA GM  
**ANNOUNCEMENTS**

President John Henriksen announced that Director Henline has an announcement:

- An email was sent out via the Stable Committee to congratulate Emma Cameron who is the National High School Association Queen for 2017 & 2018. Secretary McDowell requests that Director Henline (liaison to the Stable Committee) pass along words of congratulations to Emma Cameron.

GM Isabel Ugarte also had the following announcement regarding the pool:

- The maintenance crew worked with the pool staff to prepare the pool for the 2017 season and inspection. The pool passed inspection to open the pool on Memorial Day weekend. However, due to exposure to chlorinated water as well as the amount of people who used the pool on the 4<sup>th</sup> of July, the condition of the deck quickly deteriorated. After speaking with contractors, it was found that the deck is a safety issue that needs to be addressed immediately. The deck was then power washed and sealed with sand to give the deck more texture. This is not a permanent solution. This was done in order to have the pool open for the remainder of the season.

**AGENDA**

Director Pam Henline requested that her two motions (having to do with a new committee member and the resignation of a committee chair) be added to the agenda.

Motion to approve the agenda as amended was made by Treasurer Gutierrez, seconded by Director Henline, and was approved unanimously.

**OPEN FORUM**

**Homeowner Name, Owner's Address**

**Carolyn & Bob Bourassa-3 Alondra Road**  
**Addressing: 16 Herrada Road Variance**

Mrs. Bourassa stated that due to the location of the variance and the location of their home, the variance affects them directly. They were hoping that the 20 foot setback would be honored; however the Architecture Committee has recommended that the variance be grandfathered in due to the length of time it has already been in the setback. The Bourassas were hoping to have

the portion of the fence and shed that encroaches on the utility easement removed and for the current Board to take action while they can.

After discussion by the Board, a motion was made by Secretary McDowell and seconded by Director McDonald to remove the 16 Herrada Road Variance from the consent agenda and have the Architecture Committee review the variance again. The motion passed unanimously.

**Kelly Smith-6Verano Loop**  
**Addressing: Pool Closure**

Ms. Smith wanted to bring to the Board's attention two different aspects in which she believes that the pool closure was handled wrong. 1. Public relations: Ms. Smith stated that she does not believe that residents were given a full story in a timely fashion. 2. Many people believe that the pool closure was a routine maintenance problem that should have been taken care of before opening of the pool rather than an emergency problem. Ms. Smith also stated that if any more maintenance will be done at the pool, she recommends more shade structures.

**Bette Knight-53 Cerrado Loop**  
**Addressing: Election**

As Chair of the Election Committee, Mrs. Knight wanted to give the BOD notice that the Committee has submitted their post-election report to the Board. The Committee also wanted to report that having a security envelope with no identifying numbers worked well for the 2017 BOD election.

**Carol Tyroler-1 Lujo Place**  
**Addressing: Pool Closure**

Ms. Tyroler stated that she believes the community would have been happier with an e-blast announcement with full information rather than having to hear rumors from various social media sites. She also believes that the pool surface should have been taken care of before opening the pool.

**CONSENT AGENDA:**

- 07.19.01 Approval of June 2017 Board meeting Notes & Minutes
- 07.19.02 Approval of June Covenant Compliance Report
- 07.19.03 Approval of June Financial Report
- 07.19.04 Approval of General Manager's Report
- 07.19.05 Approval of Variance request for 12 Esquila Road to allow for the construction of a fence within the 20 foot setback.
- 07.19.06 Approval of Variance request 52 Herrada Road to allow for a new small accessory structure to be built at a distance of 30 feet from the home.

***A motion to approve the Consent Agenda was made by Secretary Mike McDowell. Motion was seconded by Director Price. Motion was passed unanimously.***

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

**NEW BUSINESS**

07.24.01 Secretary McDowell moved that the ECIA Board of Directors recognizes the many contributions of Dan Drobnis to the betterment of our community and express its appreciation for the many hours he has given to the community, especially as Chair of the Finance Committee.

***This motion was seconded by Treasurer Joseph Gutierrez and passed unanimously.***

07.24.02 President John Henriksen moved that the ECIA Board of Directors approve the Draft ECIA Revised Stable Amenity Funding Guidelines Policy and schedule a Public Forum for further discussion of the Policy and other relevant documents as appropriate.

In discussion of this motion one friendly amendment was made:

1. Director McDonald made a friendly amendment to include "and other relevant documents as appropriate."

The Public Forum will be held on Saturday, August 26<sup>th</sup> 10-12 noon in the ECIA Railroad building.

***This motion was seconded by Secretary Mike McDowell. The motion passed with 6 votes in favor. Director Henline was opposed.***

07.24.03 Treasurer Joseph Gutierrez moved that the ECIA adopts the cash management plan recommended by HOAMCO Director of Accounting Emily Spies as per attachment A of the motion to go into effect August 1<sup>st</sup>, 2017.

***This motion was seconded by Secretary Mike McDowell and passed unanimously.***

07.24.04 Director Pam Henline moved that the ECIA Board recognize the resignation of Pat Donahue from the Stable Committee. She became a committee member in July 2013 and served as committee chair since early 2016.

***This motion was seconded by President John Henriksen and passed unanimously.***

07.24.05 Director Pam Henline moved that the ECIA Board of Directors accepts a new member to the Stable Committee. Amelia Adaire 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 Secretary Mike McDowell and passed unanimously.***

### **ADJOURNMENT OF MEETING**

The regular meeting was adjourned at 8:07 pm.

Submitted By: Gloria Silva

Recording Secretary

Gloria Silva

Date 06/26/2017