

Eldorado Community Improvement Association, Inc.

Board of Directors Meeting

August 18, 2016

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Thursday, August 18, 2016 at the Community Center.

CALL TO ORDER:

Vice President Henline called the meeting to order at ____7:04____ PM.

DESIGNATION OF QUORUM:

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

Absent: President, Dag Ryen

Staff Members Present: Brenda Leonard, ECIA General Manager and Isabel Ugarte, ECIA Interim General Manager

ANNOUNCEMENTS

Vice President Henline reminded all residents that the board meeting is being recorded.

AGENDA

Approved as submitted / amended.

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OPEN FORUM

Homeowner Name, Owner of Address, Gershon Siegle

CONSENT AGENDA:

16.08.01.1 _____Pam Henline_____ made a motion to approve the consent agenda as amended, seconded by ____Todd Handy_____. Motion carried unanimously.

16.08.01.2 Approval of July 21, 2016 Board Meeting Minutes

16.08.01.3 Approval of July Covenant Compliance Report

16.08.01.4 Approval of Treasurer's Report

16.08.01.5 Approval of Digital Document Report

16.08.01.6 Approval of General Manager's Report

16.08.01.7 Approval of Variance Request for 1 Esquina Road

16.08.01.8 Approval of Variance Request for 16 Enebro Road

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

NEW BUSINESS

16.08.02 Vice President Henline made a motion that the ECIA Board of Directors allow the variance which has been applied for by Paul Wilstrom.

This variance request is to allow for a small accessory structure which has been in place for 12 years to remain in its current location of more than 15 feet from the home, at an actual distance of 114 feet. The present location is screened from neighbors by natural vegetation and house on three sides.

This structure is built of straw and mud with a metal flat roof. In the past it was used as a play house. The structure rests on the ground and is not portable. Current structure is in bad condition and owner has agreed to stucco the slanting sides and side walls the color tumbleweed. The Architecture Committee is willing to allow the structure based on the stucco agreement.

Current architecture guidelines specify:

Eldorado Guidelines Section 12 Small accessory Buildings

Limitations and Requirements:

1. Shall be sited within fifteen (15) feet of the dwelling house.

Two stipulations apply:

1. Resident shall be required to extend treatment of stucco on all sides so that the structure is made from a compliant building material.

2. Resident is required to use stucco color tumbleweed, due to the fact that it near mature vegetation and this color will help to have the structure blend into the local environment.

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This motion was seconded by ____David Yard_____ and passed with six (6) in favor and one (1) opposed, Director Daigle.

16.08.03 Vice President Henline made a motion that the ECIA Board of Directors grant a short term one time only waiver for Arlene Mayer, Owner of Barn 13.

This waiver grants Arlene Mayer, Barn #13 a short term, one time only waiver, good until December 31, 2016, from the current Stable rules dated 3/20/2014, V. Barn Owner and Sharer Responsibilities, C. To maximize use of the amenity, all barns shall have at least one horse owned by the barn owner. Ms. Mayer may continue to own the barn without being owner of a horse located in barn.

Barn #13 has been empty since at least January 1, 2016. If the barn is still empty on December 31, 2016, Ms. Mayer will be required to own at least one horse which is stabled in her Barn #13. Moreover, should the barn be empty on December 31, 2016, Ms. Mayer must show compelling reasons for not putting the barn up for sale for a reasonable market price.

This one time waiver is being granted as this rule in the 3/20/2014 Stable Amenity Rules was not a part of the previous rules. This waiver to be effective through 12/31/2016 and may not be renewed.

However, this barn owner is not exempt from rule XIII. Insurance

Barn owners and sharers shall each carry and maintain in full force and in effect at their sole cost and expense liability insurance covering the owner's barn and horse owner's activities on the common Stable property, with limits of coverage not less than \$300,000 as protection against liability claims arising from the use of such premises. Each barn owner and sharer shall name the ECIA as an additional insured and ensure that a current copy of the policy is provided to the ECIA. Acceptable insurance requires that a barn owner carry \$300,000 of insurance naming and holding the Eldorado Community Improvement Association harmless. As of August 1, 2015, policies shall be updated to be \$1,000,000.

This motion was seconded by ____David Yard____ and passed with six (6) in favor and one (1) opposed, Director Daigle.

16.08.04 Vice President Henline made a motion that the ECIA Board of Directors accept the bid of Southwest Abatement to begin demolition of former rental house at 2 La Hacienda Loop. No more than \$20K shall be spent on the demolition project.

This motion was seconded by _Todd Handy_____ and passed unanimously

16.08.05 Treasurer Handy made a motion that the ECIA Board of Directors accept the 2015 Audit conducted by Thad Porch as presented.

This motion was seconded by ____David Yard_____ and passed with (4) in favor, one (1) absent and one (1) abstaining, Todd Handy

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16.08.06 Vice President Henline made a motion that the ECIA Board of Directors officially recognize the resignation of Greg Colello from the ECIA Board as of July 25, 2016.

Greg served on the Board from May 2014 through July 2016, as a Director and as Secretary. He was active with the Conservation Committee concerning improvements in the ECIA's 4000 acre preserve and the many greenbelts. He also interfaced with the County on the recent Sustainable Land Development Code and secured a place for the ECIA as a required contact for any planning and development in areas near Eldorado's border. We thank him for his service.

This motion was seconded by ____Todd Handy_____ and passed unanimously.

16.08.07 Treasurer Handy made a motion that the ECIA Board of Directors accept the

recommendation by a unanimous vote the Finance Committee to appoint resident Salvatore Monaco to the Finance Committee

Salvatore has attended many meetings and the Committee feels he will be an asset to the committee.

This motion was seconded by ____David Yard____ and passed unanimously.

16.08.08 Treasurer Handy made a motion that the ECIA Board of Directors accept the recommendation by a unanimous vote the Finance Committee to appoint resident Marti Zieg to the Finance Committee

Marti has attended many meetings and the Committee feels she will be an asset to the committee.

This motion was seconded by _David Yard____ and passed unanimously.

16.08.09 ____David Yard____ made a motion that the ECIA Board of Directors accepts the recommendation by a unanimous vote the Conservation Committee to appoint resident Greg Colello to the Conservation Committee.

Greg, as a former Board Liaison to this committee, has attended many meetings and the Committee feels will be an asset to the committee.

This motion was seconded by __Todd Handy____ and passed with six (4) in favor, one (1) absent, Todd Handy and one (1) opposed, Director Daigle.

16.08.10 _David Yard____ made a motion that the ECIA Board of Directors accepts the recommendation by a unanimous vote the Conservation Committee to appoint resident John Reynolds to the Conservation Committee.

John, as a Committee candidate has attended many meetings, helped with trail projects,
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and the Committee feels will be an asset to the committee.

This motion was seconded by _Todd Handy____ and passed unanimously.

16.08.11 _Claudia Daigle____ made a motion that the ECIA Board of Directors agree to perform a Covenant vote within forty-five (45) days only to restate and reinstate our prohibition against poultry / livestock on lots in the subdivision, as pets or under any circumstances.

This motion was not seconded. No further discussion took place.

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at ____8:09____ p.m.

Submitted By: Isabel Ugarte

Recording Secretary Lily Miller Date 8/18/16