

August 20, 2015 FINAL

Eldorado Community Improvement Association, Inc. Monthly Board of Directors Meeting August 20, 2015

TIME AND PLACE: A regular meeting of the ECIA Board of Directors was held on Thursday, August 20, 2015 at the Community Center.

CALL TO ORDER: President Ryen called the meeting to order at 7:05 p.m.

DESIGNATION OF QUORUM: The roll was called and the following members answered present: Dag Ryen (President), Greg Colello (Secretary), Jeanne Calzada (Director), David Yard (Director) and Atone Forneris (Director). Absent: Pam Henline (Vice-President), excused absent and Todd Handy (Treasurer), excused absent.

Staff Members present: Denise Villanueva, ECIA GM and Mark Young, Covenants Compliance.

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.

President Ryen announced that the Eldorado Community Labor Day Picnic is scheduled for Saturday, September 5, 2015; to be held at the Community Center.

President Ryen announced that the Annual Barbeque and Open House, hosted by the El Dorado Volunteer Fire & Rescue Department is scheduled for Sunday, September 20, 2015.

President Ryen reminded all residents that school is back in session and to drive carefully throughout the community.

OPEN FORUM

Homeowners were given 4 minutes each to address the Board.

Homeowner Nora Yudin of 3 Gaviota Road requested assistance from the Board with a new resident (possibly a renter) who is her neighbor; she believes is working from the home and that the resident is conducting business at various times of the day and the noise from the home has been disruptive. Ms. Yudin stated that she made a formal complaint and immediately after that, the resident had sent her a very offending email and has since been very inconsiderate of her

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privacy. Mark Young confirmed that there is not a record of a home occupation application or approval. Ms. Yudin re-stated that she has made a formal complaint to the ECIA Board and to the County of Santa Fe Sheriff's Department.

Homeowner Paul Norvell of 3 Valencia Loop stated that he attended the Facility and Grounds Committee and requested installing a bocce court as recommended by the Board. Mr. Norvell stated that the Facility and Grounds Committee suggested that Mr. Norvell get a list of interested Eldorado Homeowners and he is wondering what the required number of interested homeowner's should be? Mr. Norvell wanted to let the Board know that he is still interested in the possibility of a bocce court to be installed at the Community Center. The Board recommended that Mr. Norvell provide the Facility and Grounds Committee with as much information as possible, such as the court dimensions, the cost of materials and labor in addition to a list of homeowner support.

Homeowner Claudia Dagle of 4 Conchas Place stated that she is here before the Board on behalf of her neighbors. Ms. Dagle stated that in her neighborhood, there is a Homeowner who

has recently put up 5 "no trespassing" signs (approximately 2X4) around his property that are directly facing her neighbor's yard. Ms. Dagle requested that the Board address her concerns, stating that 5 signs should not be permitted and that one sign is sufficient. Ms. Dagle stated that she has also contacted Mark Young, Compliance Officer regarding the matter.

Ms. Dagle also stated that she spoke with Traffic Manager of District 5 Department of Transportation and was informed that to request signage, such as a caution sign in the community, the procedure is fairly easy. She stated that Eldorado would have to submit a Permit and Certificate of Insurance and a drawing of the location and dimension of the sign to the Department of Transportation for approval.

Homeowner Nan McMillan of 2 Bosque Loop, addressed the Board asking the question how and when will the Eldorado Community move from a passive solar to an active solar community? Ms. McMillan stated that she would like to see the community and the natural landscape preserved and she feels that allowing ground based solar does not protect the integrity of the community and is in direct opposition to the values that the community was based on. Ms. McMillan requested in her address that the Board reconsider the possibilities of ground based solar arrays installations. The Board thanked Ms. McMillan for her comments and added that the Board is not at liberty to discuss the specifics of the ground based solar array as this issue is currently in litigation.

CONSENT AGENDA: Director Yard made a motion to approve the Consent Agenda. This motion was seconded by Secretary Colello and the motion passed unanimously with all members in favor.

15-08-32.1 Approval of July 16, 2015 Board Meeting Minutes 15-08-32.2 Approval of Staff Reports 15-08-32.3 Approval of Treasurer's Report

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

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OLD BUSINESS 15-08-33 President Ryen made a motion to appoint Antone Forneris to become a member of the ECIA Board, filling the vacant position that expires in May, 2018. This motion was seconded by Director Calzada. The motion passed unanimously with all members in favor. 15-08-34 66 Encantado Road - Variance Director Forneris made a motion to reject the Architecture Committee's recommendation to accept the variance applied for by Aurelio and Percilla Roybal for 66 Encantado Road. The motion was seconded by Director Calzada.

Discussion: Homeowner Aurelio Roybal addressed the Board. The variance request was for the approval for a variance to allow him to build two seven (7) feet tall coyote screening fences to remain on their lot to screen the view of their neighbor's house to the south. Mr. Roybal contends that the lack of privacy and unattractive cars on the neighbor's lot are preventing his family from selling their home. The Architectural Committee stated that the neighbor is in compliance with the parking issue but that the debris in the yard could possibly be addressed by the Compliance Officer. It was noted that a six (6) foot fence is within the Eldorado Community guidelines and Mr. Roybal can build a six (6) foot fence without needing a variance. The Board recommended that Mr. Roybal meet with the Architectural committee for consideration for an alternative solution. The motion passed unanimously with all members in favor.

15-08-35

15-08-36

1 Cerrado Way — Astrid Parris Director Forneris made a motion to reject the Architecture Committee's recommendation to accept the variances applied for by Astrid Parris for 1 Cerrado Way. This motion was seconded by Director Calzada. Discussion: Homeowner Astrid Parris addressed the Board. The variance request was to allow a shed to be located more than fifteen (15) feet from the primary residence and to allow a shed to exceed the eight (8) feet height. The Board stated that the shed was already purchased without prior approval. Ms. Parris stated that the shed is screened from the public except for one area. The Board recommended that Ms. Parris meet with the Architectural Committee for consideration for an alternative solution. The motion passed unanimously with all members in favor.

48 Camerada Road — Tom Sansom Director Forneris made a motion to reject the Architecture Committee's recommendation for a variance approval the variance applied for by Tom Sansom. This motion was seconded by Director Yard. Discussion: The variance request was to allow a ground based solar array to be located more than fifteen (15) feet from the primary residence and to the allow the screening for the solar array to be within the twenty (20) feet setback from the side property line. An alternative plan was submitted to the Board by Mr. Sansom. The Board stated that Mr. Sansom will have to resubmit an application

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to the Architecture Committee with the alternative plan for a recommendation for approval. The motion passed unanimously with all members in favor.

NEW BUSINESS

15-08-37

Director Calzada made a motion to appoint Carol Tapke to the Alternate Member position for the Election Committee. This motion was seconded by Director Yard. The motion passed unanimously with all members in favor.

The Board recognized all the Committee Members for the service as volunteers to the various Committees.

There was no further business.

ADJOURNMENT OF OPEN MEETING The regular meeting was adjourned at 8:29 p.m.

Submitted By:

Greg Colello, Secretary Date:

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