

Eldorado Community Improvement Association, Inc.
Board of Directors Meeting
August 21st, 2017

TIME AND PLACE:

A regular meeting of the ECIA Board of Directors was held on Monday, August 21st, 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 the following:

- Director Pam Henline has stepped down as the liaison for the Stable Committee. The Board thanked Director Henline for her many years of service to the Board. The Board will consult with Director Henline if there are areas that the Board needs help with. The new Stable Committee liaison is Secretary Mike McDowell and the alternate liaison is Vice-President Antone Forneris.
- GM will set up meeting with President and Vice-President, and Stable committee members to discuss the Open Forum on August 26th.
- GM also announced that Office Assistant Regina Lucero is no longer employed by HOAMCO and will begin search for new Office Assistant. The open position will not be open to Eldorado residents.
- The Open Forum to discuss the Revised Stable Funding Guidelines will be held 10am-12pm in the ECIA Railroad building. The forum will be announced on the website as well as the marquees.

AGENDA

The agenda was approved with the following change made:

- Approval of the Sauder Engineering agreement would be item #10

OPEN FORUM

Homeowner Name, Owner's Address

Luci Weinzkowski-

Addressing: Stable Matters

Ms. Weinzkowski wanted to thank Director Henline for her service to the community and bring up 4 issues to the Board of Directors: respect (Board not respectful of her), no answers to legal questions,

Miranda Phillips-

Addressing: New Carpet in CC vs Environmentally Friendly Alternatives

Ms. Phillips received a phone call about installation of carpet in Community Center. Ms. Phillips would like to bring to the attention of the Board that tile installation vs carpet is much more

health friendly. She would like the staff to be more aware. She has come into the office to ask that cleaners and air fresheners not be used as they have chemicals.

GM announced that current Pesticide Policy will be going under review.

CONSENT AGENDA:

- 08.16.01 Approval of July 2017 Board meeting Notes & Minutes
- 08.16.02 Approval of July Covenant Compliance Report
- 08.16.03 Approval of July Financial Report
- 08.16.04 Approval of General Manager's Report
- 08.16.05 Approval of Variance request for 61 Estambre Road to allow new coyote fence to remain 10 feet into the 20 foot setback.
- 08.16.06 Approval of Variance request for 41 Encantado Road to allow for a separate garage that exceeds the maximum amount of square footage of 800 feet by 79 feet.

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

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

NEW BUSINESS

08.21.01 Vice-President Antone Forneris discussed the proposed changes to the 1998 Pesticide Policy. The 1998 Policy is 19 years old and is due for review by the Board. Vice-President Forneris suggests that the Board bring in Jean Stokes & Dr. MacCampbell to assist in the Policy revision as they helped create the original Policy. This item is to be discussed at the September 20th Board Working Session.

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

08.21.02 Vice-President Forneris moved that the Board of Directors reconfirms and approved the vote cast on August 3rd, 2017 via email. The Board voted 7 in favor to grant AFJ Custom Paving Contract #8309 with ECIA Addendum for a total of \$99,410 plus tax, for repairs and maintenance to the Hike & Bike paths along Avenida Vista Grande and Avenida Eldorado. AFJ Custom Paving Contract is below the budgeted amount of \$137k.

This motion was seconded by Secretary Mike McDowell. The motion passed unanimously.

08.21.03 Director David McDonald moved that the Board of Directors approve the revised 2018 Budget and Assessment Notice letter

This motion was seconded by President Henriksen and passed unanimously.

08.21.04 Vice-President Antone Forneris moved that the Board of the Eldorado Community Improvement Association, Inc. ("ECIA") appoint Nolan Zisman to the ECIA's Facilities and

Grounds Committee ("F&G"). Mr. Zisman is recommended by the F&G committee having met all the requirements to be a member of this committee.

This motion was seconded by Director David McDonlad and passed unanimously.

08.21.05 Director Jody Price moved that the Board of the Eldorado Community Improvement Association ("ECIA") appoint Dag Ryen to the ECIA Information Committee. Mr. Ryen is recommended by the Information Committee having met all the requirements to be a member of the committee.

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

08.21.06 Vice-President Antone Forneris moved that the Eldorado Community Improvement Association, Inc. ("ECIA") Board approved the Facility and Grounds ("F&G") committee's request to form an ad-hoc dog park committee for the purpose of advising the F&G committee on dog park capital investments and facility management during the year of 2017. The dog park ad-hoc committee reports to the chair of the F&G committee.

The Board appoints the following ad-hoc dog park committee members:

A. Marie Aragon

Bob Christie

Bob Johnson

The above members are currently members in good standing.

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

08.21.06 Vice-President Antone Forneris moved that the Eldorado Community Improvement Association, Inc. ("ECIA") Board approve the Facility and Grounds ("F&G") committee's request to form an ad-hoc pool committee for the purpose of advising the F&G committee on swimming pool capital investments and facility management for the year of 2017. The pool ad-hoc committee reports to the chair of the F&G committee.

The Board appoints the following ad-hoc pool committee members:

Dave Borton

Jean Crawford

Mary Ellen Donat

Joe Oser

Mike Schneider

This motion was seconded by Director David McDonald and passed unanimously.

08.21.07 Secretary Mike McDowell moved that the Eldorado Community Improvement Association, Inc. ("ECIA") Board approve the attached Stable User Fee Collection Policy

This motion was seconded by Treasurer Joseph Gutierrez and passed with 6 in favor with one opposed (Director Henline).

Secretary Mike McDowell moved that the Eldorado Community Improvement Association, Inc. ("ECIA") Board approve the attached Equine Burial Moratorium within the Eldorado Stable Amenity and on Eldorado Common Properties.

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

08.21.08 Vice-President Antone Forneris moved that the Board of Directors approve the Environmental Engineer Service Agreement with Souder, Miller & Associates for \$5,415.63 to conduct site visits and preliminary screening to determine a process for collecting and disposing of horse stable waste to minimize or eliminate contact with water for the purpose of protecting surface and groundwater resources.

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 08/21/2017