

DRAFT MINUTES
Eldorado Community Improvement Association, Inc.
Board of Directors Meeting
September 15, 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:

President Dag Ryen called the meeting to order at _7:00_ PM.

DESIGNATION OF QUORUM:

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

Staff Members Present: Isabel Ugarte, ECIA Interim General Manager

ANNOUNCEMENTS

President Dag Ryen reminded all residents present of the following:

1. The Board of Directors meeting was being recorded.
2. Eldorado Fire Department Annual BBQ event will take place this Sunday 9/18 between 1pm-4pm.
3. The rental house demolition will commence on the 19th of September.
4. A new motion was added to the agenda: Mutual License agreement for the stable area.

AGENDA

Approved as **submitted**

OPEN FORUM

Homeowner Name, Owner of Address,

1. Steve Ruud
2. Joe Lowey
3. Clifford Wood
4. Joan Alm
5. Mike Metzдорff

CONSENT AGENDA:

Director David Yard made a motion to approve the consent agenda as amended, seconded by Claudia Daigle. Motion carried unanimously.

16.08.01.1 Approval of August 18, 2016 Board Meeting Minutes

16.08.01.2 Approval of August Covenant Compliance Report

16.08.01.3 Approval of Treasurer's Report

16.08.01.4 Approval of Digital Document Report

16.08.01.5 Approval of General Manager's Report

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 to approve Policy regarding rope lights/strings

Whereas the AMENDED AND RESTATED PROTECTIVE COVENANTS AND BUILDING RESTRICTIONS FOR ELDORADO AT SANTA FE, dated October 1, 1996
State that:

Article II 10. Exterior Lights. Exterior lights are prohibited unless they are 75 watt or less and are properly shielded so as to direct light downward

I move that the following further clarification of this rule be adopted by the Board of Directors and becomes effectively immediately on adoption:

1. The 75 watt incandescent standard applies to all types of exterior lighting including LED, LCD or other types of lighting. Exterior lighting shall be measured in lumens. According to the Energy.gov website the equivalent of a 75 watt incandescent bulb should be approximately 1100 lumens, regardless of the type of lighting.
2. Any and all types of string, or rope, or other similar lighting, with the exception of Holiday Lighting, must be installed under a solid cover such as a portal or other structure with a solid roof so that all lights are shielded in a way to prevent any upward light transmission.
3. The ECIA Board of Directors will determine the length of time when Holiday Lighting may be displayed. **Note:** *Christmas lighting may be displayed from Thanksgiving through January 15*

This motion was seconded by ____ Claudia Daigle__ and passed with four (4) in favor and two (2) Abstained, Treasurer Todd Handy and Director David Yard

16.08.03

Vice President Henline made a motion that the ECIA Board of Directors approve variance request for 5 Herrada Terrace.

This Variance request is to allow the existing main house on the lot to intrude 5 feet 3 inches into the 20 foot setback.. This encroachment apparently occurred 25 years ago when the builder failed to place the structure as shown on the plan submissions.

From the Protective Covenants (1996) Article II Section 3 Lot size, Setbacks

1) No buildings or other types of structures, nor portions thereof, shall be located nearer than 50 feet to the front lot line, nearer than 20 feet to the rear lot line or nearer than 10 feet to any drainage easement (whichever is greater), or nearer than 20 feet from a side lot line, except that variances may be made by the E.C.I.A. Board of Directors or its designees).

This approval is recommended due to the fact that the house has been in its present location for approximately 25 years.

The Board further recommends that if this house does not close as anticipated in the next 30 days that seller immediately seeks a lot line adjustment with the neighbor involved. The Board recommends that any new owner seeks a lot line adjustment with the neighbor involved if one is not in place

This motion was seconded by _David Yard_ and passed with five (5) in favor and one (1) opposed, Director Daigle.

16.08.04

Vice President Henline made a motion that the ECIA Board of Directors approve variance request for 7 Bonito Road

This Variance request is to allow for the use of a 6:12 pitch roof on his new home construction.

This roof pitch will be on a part of the home that is in the Northern New Mexico Architectural style but the Eldorado Guidelines, Page 6, requires no less than an 8:12 pitch, as follows

Roofs: Northern New Mexico

3. Maximum pitch over main dwelling must not exceed 12" in 12" and minimum pitch shall be 8" in 12".

The slightly lower pitch allows the home to not exceed 18 feet in height, and the appearance is consistent with historic NM styles.

Following stipulations apply:

- a. Resident shall not begin construction until the home and property lines are staked out and the ECIA has had the opportunity to verify that the setbacks are being respected
- b. All lights shall be downward shielded
- c. Metal roof color should be Pewter Gray and shall be of a LRV of 40 or less and resident shall provide a sample of this material to the ECIA to verify that it is compliant.

This motion was seconded by David Yard and passed unanimously

16.08.05 Director Claudia Daigle made a motion that the ECIA Board of Directors to reinstate prohibition against Poultry/Livestock on lots.

Motion reads: The ECIA Board of Directors shall 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 seconded by Todd Handy and did not pass with five (5) against, one (1) in favor Claudia Daigle.

16.08.06 President Dag Ryen made a motion that the ECIA Board of Directors approve the signing of the **REVOCABLE MUTUAL LICENSE AGREEMENT** between the ECIA and owners of the Gardner property.

WHEREAS The ECIA stable community and owners and guests at the adjacent Gardner property have been cooperating on equine activities such as fly control and manure removal for many years, AND,

WHEREAS a recent survey has show that the property line between the ECIA stable area and the Gardner property runs down the middle of a road used for parking and access by ECIA stable owners and renters, AND,

WHEREAS users of the Gardner property have used the ECIA stable access road for many years to get to that property, AND,

WHEREAS owners of the Gardner property have agreed that they and their tenants and guests shall abide by all rules, including speed limits set for the ECIA stable area while traversing said stable area,

I therefore move that the ECIA Board approve for signing the **REVOCABLE MUTUAL LICENSE AGREEMENT** between the ECIA and owners of the Gardner property, granting access to the Gardner property and mutual use of the road bisected by the property line between the properties.

This motion was seconded by David Yard and passed unanimously.

ADJOURNMENT OF OPEN MEETING

The regular meeting was adjourned at 8:42 p.m.

Submitted By: Isabel Ugarte

Recording Secretary

Isabel Ugarte

Date 9/15/16