

May 24, 2021 Board of Directors Meeting Minutes

ECIA Board of Directors Meeting Minutes

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The ECIA Board of Directors meeting was called to order at 5:30 PM, held via ZOOM and recorded. President Sal Monaco, Vice President David Sorkin, Secretary Carol Sanguinetti, Treasurer Joseph Gutierrez, and Directors Erika Penczer, James Caruso, and Jonathan Turkle were present and quorum was met. The new Board Officers were introduced as Treasurer and County Liaison Joseph Gutierrez and Directors Jonathan Turkle and James Caruso. New Directors Turkle and Caruso provided a short summary of their history and experience. HOAMCO General Manager Julie Navarro, Assistant General Manager Jessica Collins, Operations Manager Mike Rogers, Compliance Coordinator Mark Young, and HOAMCO Vice President of New Mexico Division Nigel Burgess were present.

A notice was given to Committees for submissions for Capital Project Requests to be sent to the Finance Committee as soon as possible. Requests will be gathered in June for discussion. The Board President announced future Board meetings will be held the 3rd Tuesday of the month at 5:30 PM via ZOOM and in-person.

The discussion of the modular home was commented on and it was announced the home was built by Karsten Homes to the IRC (International Residential Code). The Architecture Committee provided preliminary approval in December 2020, subject to review of the plans. Revised plans were submitted and will be reviewed at the Architecture Committee meeting on May 25th at 3 PM.

The Board of Directors approved the May agenda, the April meeting minutes, and the Consent Agenda items with Consent Agenda Motions being moved to formal motions.

The General Manager's Report, Committee and Task Group Reports can be found under "ECIA Governing Board" on the ECIA website.

Treasurer Gutierrez provided the Treasurer's Report and the County Liaison Report. As of April 30, 2021, the current operating cash fund is \$1,337,650. The reserve cash fund is \$853,712 of which \$810K is invested in CDs. Total ECIA cash is \$2,191,392. Receivables at the end of April were \$146,343. \$42,447 of 2021 assessments is in arrears. In the first third of the year, ECIA has spent \$331K and the budget is \$428K; 22% under budget for the year so far.

In 2018, ECIA requested \$100K from Santa Fe County to plan and design trails in Eldorado. In 2019, \$200K was requested to construct an extension to the Hike and Bike trail from Avenida Torreon to Hwy 285. In 2020, ECIA did not ask for nor received funds from Santa Fe County. In 2021, two requests were made, \$300K to improve roads and \$150K to start construction on the Camino Azul trail. No roads funds have yet been allotted and \$130K was given to plan, design, and construct the Camino Azul trail. County workers will be out Wednesday, May 26th at 9AM to meet with HOAMCO to discuss planning for the trails. Ivan Trujillo is the new roads contact for Santa Fe County.

General Manager Navarro reported the office will be open on Saturdays from 9AM-5PM and beginning June 1st the CC will be open from 5-9pm for evening meetings. Operations Manager Rogers reported the security camera projects are completed at the courts, Compadres Park, the stables main gate, and the dog park. The cameras are now feeding to the office instead of on an onsite SD card.

The patio at the community center is receiving new patio lighting. Compadres Park basketball court will be resurfaced the week of June 28th and will take 3-4 days to complete. The surface is compatible with wheels (i.e., skateboards, rollerblades). The gated chicane entries to State Fund property are completed. Permits to access the land are \$35 annually. Entrances are located off of Casa del Oro and

Tetilla and Cado Roads. An RFP has been sent out for proximity card readers. The plan is to complete the card system at the pool, and install new card readers at the tennis and basketball courts. The maintenance crew has prepared the walkway for concrete pour to the tennis and basketball courts. Assistant General Manager Collins reported the main pool will be opening this Saturday May 29th. Pool passes are available at the CC office. The schedule will be posted on the website and communicated via eBlasts. The pool can open at 75% capacity (75 people). The kiddie pool is not able to be opened under current Public Health Order; the State is not inspecting wading pools at this time. Kiddie pool plaster will be complete this week and will be ready for inspection when available. The main pool is able to be used by all ages for recreation swim. Swim lessons are still in planning phase however it is expected lessons will be the last week of June and first week of July from 10AM-12PM. Private lessons will be available. Showers in locker rooms are now able to open; please do not use soap in outdoor shower. If the pool continuously meets 75% capacity, sessions will be enacted. Masks are encouraged for those not vaccinated.

The Board of Directors approved the following motions:

- A motion by the Board President to appoint members to the Bylaws Committee (Amelia Adair, chair; Sue Daniels; Nolan Zisman; Board Member/liaison James Caruso) and amended to include Jody Price; seconded by Board Vice President Sorkin and all were in favor.
- A motion by Board Director Caruso to appoint Bryan Baldwin to the Architecture Committee; seconded by Board President Monaco and all were in favor.
- A motion by Board Vice President Sorkin to approve the recommendations of the F&G Committee to install Smart Padlocks on the three (AMENDED to TWO) Dog Park gates, pending the results of a survey of Dog Park users. The cost of the project is estimated to be less than \$400. Discussion was held on ensuring the locks are not stolen and removing member if not MIGS and when move out of ECIA; seconded by Board Director Penczer and all were in favor.
- A motion by Board Vice President Sorkin to approve the revised 2021 Dog Park Rules as presented by the F&G Committee; seconded by Board Director Caruso and all were in favor.
- A motion by Board Secretary Sanguinetti to provide preliminary approval, subject to final review in 2022 Budget Request for Capital Project Request (CPR) to add 4 culverts and other drainage upgrades to protect and reduce maintenance costs for the Stable roads. The cost of the project is estimated to be \$2500; seconded by Board Director Caruso and all were in favor.
- A motion by Board Secretary Sanguinetti to provide preliminary approval, subject to final review in 2022 Budget Request for CPR to add one multi-use bank or step structure, to be constructed as part of the arroyo trails obstacles, and to act as a retaining wall. The cost of the project is estimated to be \$3000; seconded by Board President Monaco and all were in favor.

The Board of Directors approved the following variances:

- A variance for 38 Encantado Road to allow for a fence to be reduced in size but still encroach 9 feet into the 20 foot side setback was motioned for approval by Board Director Caruso, seconded by Board Director Penczer and all were in favor.
- A variance for 36 Fonda Road to allow for their fence and wall work to exceed the maximum allowed enclosure space on a lot by approximately 504 square feet was motioned for approval by Board Director Caruso, seconded by Board Director Penczer and all were in favor.
- A variance for 32 Herrada Road to allow for a 70 foot long privacy screen was motioned by Board Director Caruso, seconded by Board Vice President Sorkin and all were in favor.

No New Business

On-Going Business:

- The Bylaws Committee will meet in June and a Bylaws email will be used for communications.
- ECIA's 50th Anniversary is in 2022 and a special thanks to Pam Henline for taking initiative to spearhead this event. Each chair/committee is asked to consider an activity or event for the celebration in relation to the work their committee engages in.
- There will be 4th of July activities including a food truck(s) and parade. Look for further information in eBlasts.

Open Forum:

- A resident posed a question regarding assessments being raised. The Board clarified that it's a possibility for assessments to raise in 2022, but this has not been determined at this time. Residents were informed the 2022 will be available for review prior to approval.
- A resident inquired if card readers will be installed at the tennis and basketball courts. It was confirmed proximity card readers will be installed, as well as at the pool. The dog park will have a different security system at this time.
- A resident asked about the approval process for new homes and whether the modular home recently brought to a vacant lot followed the process appropriately. Residents were informed there is nothing in the covenants that states approval cannot occur on a contingent basis. Other approval processes have occurred in this way in the past and there have also been other modular homes built onto lots in ECIA in the past.

The next Board Meeting will be hybrid on Tuesday June 15th at 5:30 PM.

The meeting was adjourned at 6:59 PM