

# July 20, 2021 Board of Directors DRAFT Meeting Minutes

ECIA Board of Directors DRAFT Meeting Minutes for July 2021

The ECIA Board of Directors meeting was called to order at 5:30 PM, held via Zoom and in person, and recorded. President Sal Monaco, Vice President David Sorkin, Secretary Carol Sanguinetti, Treasurer Joseph Gutierrez, and Directors Erika Penczer and Jonathan Turkle were present and quorum was met. James Caruso was absent. HOAMCO staff included General Manager Julie Navarro, Assistant General Manager Jessica Collins and Operations Manager Mike Rogers.

The June Board of Directors Meeting Minutes and Consent Agenda items were approved. The General Manager's Report and Committee and Task Group Reports can be found under "ECIA Governing Board" on the ECIA website.

Treasurer Gutierrez reported as of June 30, 2021, ECIA has expended only 40% of the Operating Budget and projects a surplus for the year. There is approximately \$16K in outstanding 2021 assessments (1% uncollected) and expressed appreciation to the General Manager and staff for success in collecting assessments. Replacement and Reserve (R&R) expenses have also been under budget for the year mainly due to projects coming in under budget due to use of in-house maintenance vs. contractors.

ECIA's Strategic Financial Plan goal is to ensure ECIA is strong financially by ensuring the Reserve Fund is on target to meet 5-years of projections, limit operating costs to a 2-3% increase, and to keep any assessment increase modest. ECIA is on target to meet these metrics and we expect the 2022 budget to be flat relative to 2021. ECIA is also maintaining strong working relationships with the County and State.

Treasurer Gutierrez also stated that \$100K to update and maintain the Hike/Bike trails is still in the County procurement process, and will go out to bid in August. ECIA will likely see work begin in late September. There will be two alignment studies, costing \$15K, one on HWY 285 into Eldorado and the other on Azul Road and \$130K has been requested for Azul Road Hike/Bike. ECIA will add some funding from its own funds if necessary to complete the work. An ICIP request for 2022 for trail work and a traffic crossing will cost \$300-500K and will be requested in the 2022 legislative session.

General Manager Navarro reported the 4<sup>th</sup> of July event was a success and without incident. Much positive feedback was received and many thanks to the volunteers. The GM reported the first draft of the budget has been sent to the Finance Committee with hopes it will be approved in November.

Operations Manager Rogers reported the maintenance work has slowed down, as most of the 2021 projects have been completed. The resurfacing of the Compadres Park basketball court has begun. Washout and flooding has occurred at the Community Center courts and the maintenance team will create channels to divert water flow; they will also be working on drainage at the stables. A contractor, AFJ, assessed Hike/Bike trail yearly maintenance. A proposal has been received to patch fill and seal coat sections of Avenida Eldorado and Vista Grande, however no start date has been set.

Assistant General Manager Collins reported the pool is operating well and residents seem pleased with the process. There have been approximately 50 swim lesson students. We expect to keep the pool open through September. The main pool will be re-plastered; the preparation will occur in the fall and finished in the spring of 2022; bids have been requested from vendors.

Board President Monaco asked that Committee Chairs forward motions and action requests to the General Manager in the next month for virtual consent as there will be no Board of Directors meeting in August.

**Rock Climbing in the Preserve Policy Public Comments:**

Residents from 24 Quedo Road stated they are in agreement with retaining the policy prohibiting rock climbing on the preserve. They stated they believe there are too many liabilities and no way to control misuse. Residents from 53 Cerrado Loop stated they have concerns about rock climbing in the preserve as well and are in favor of maintaining the policy to prohibit climbing in the preserve.

A resident from 14 Tarro Road presented questions regarding covenants. The resident was directed to speak with Mark Young

The Board of Directors approved the following motions:

- Secretary Sanguinetti moved to reaffirm the 2020 Policy Prohibiting Rock Climbing in the Preserve which can be found on the ECIA website under Governing Documents > Policies & Rules. The motion was seconded by the Vice President Sorkin and all were in favor. It was noted the temporary wording will be changed and affirmed at the next Board of Directors meeting. Additionally, it was stated the financial risk to ECIA would be prohibitive and ECIA would most likely lose insurance coverage if the Preserve is opened to climbing.
- Treasurer Gutierrez motioned to provide preliminary approval for the 2022 Capital Budget for a tractor attachment for Stables and other maintenance tasks in the amount of \$6000. The motion was seconded by the Secretary Sanguinetti and all were in favor.

The Board of Directors approved the following variances:

- A variance for 3 Estambre Place to allow for replacing an old wooden fence with a stucco block wall which will encroach into the 20 foot side setback by 2 feet 5 inches.
- A variance for 48 Alondra Road to allow for a wall to encroach 16 feet into the 50 foot roadside setback.
- A variance for 7 Monte Alto Court to allow for the fenced enclosure area to exceed the maximum allowed enclosure space on a lot by approximately 102 sq. ft.

The meeting was adjourned at 7:07 PM.

The next Board Meeting will be held hybrid on Tuesday, September 21<sup>st</sup> at 5:30 PM.