

July 20th Committee Reports

Finance Committee

1. The Finance Committee is holding a Special Meeting on July 22 with HOAMCO staff and Albuquerque support as part of the ongoing project to transition Reserves tracking to Asset Panda and Association Reserves in time for use in 2022 budget discussions.
2. GM Julie has provided an early draft of the 2022 budget for discussion with the Finance Committee in August.
3. GM Julie has provided a draft schedule for the completion and adoption of the 2022 budget. The Finance Committee will review in August.
4. The Maintenance Barn north of the Railroad Room has been tentatively proposed for replacement in 2023. This would represent about a \$200K capital improvement and would affect 2022-23 assessment needs.

Conservation Committee (met July 6th)

1. Continued work on Wetlands Restoration Project: willow seedlings were struggling before the rains started and volunteers have done several supplemental waterings to promote their survival.
2. The short re-route of Trail 401-South was prepared by HOAMCO maintenance, who did a very good job. Some grooming and rock-work to stabilize a portion of the re-route will be done by volunteers sometime in the next few weeks.
3. A work-day in the Trail 404 meadow area was set for July 10. Several people turned out and did excellent work building a number of erosion control structures. The Conservation Committee will schedule a follow-up work-day soon to complete this phase of work in the 404 meadow.
4. Jonathan Turkle said that if and when train service between Lamy and Santa Fe resumes, a possible increase in wildfire risk along the tracks needs to be evaluated. He agreed to work with Joseph Gutierrez to find out what the railway owners' responsibilities are and what risk mitigation plans they may have in place, also to find out what the county's responsibilities are for fire risk mitigation along the Rail Trail.
5. The Conservation Committee reviewed and approved its 2022 budget request. The budget is similar to that of previous years, with an additional \$2000 requested for professional consultation regarding trail remediation, preserve maintenance & restoration projects, etc.
6. There continues to be vandalism of signs at and near Trailhead 1. Re-doing the fencing in the Trailhead 1 parking lot is on the 2022 Repair & Replacement list. There was some discussion of placing a gate in the contested area as part of the 2022 project.
7. The Conservation Committee prepared a final report on the issues surrounding the question of whether to permit bouldering and rock climbing in the Preserve. Notwithstanding problems with

ecological and historical resource impacts, the unresolvable issue concerns the ECIA liability insurance coverage. Bouldering and climbing are not covered by the current policy and in the event the ECIA Board chose to permit such activities, it is highly probable that its insurance coverage would be dropped. A majority of the Committee approved a motion to accept the final report, an updated draft of the current policy prohibiting climbing in the Preserve, and to submit these documents to the Board through Carol Sanguinetti.

Facilities and Grounds Committee

1. Dog Park users remain confused regarding annual Dog Tags. An email blast was sent out reminding residents to secure a 2021 blue tag for their dogs.
2. Committee members continue to answer questions from residents regarding our amenities. We will continue to make our presence known in our amenities to support the education of our new residents.
3. 2022 Capital projects may be moved up. We are discussing which project to launch this year.

Stable Committee

1. The Stable Committee met Monday, July 19 (the third Monday of the month) at 6:30 pm via Zoom. However, we will take a break in August due to vacations. Our next meeting will be September 20.
2. Our third **Wine and Weeds Walk** was held last Saturday, July 17 at the Stables. Thom Bredenberg of the Conservation Committee was our guest speaker, and we were joined by several Eldorado residents who heard about our walks via Vistas. The next WWW will be held Saturday, August 21. Everyone is welcome to join us.
3. At our last meeting (June 21, the week after the last Board meeting) we discussed the findings about how to **improve the footing at the upper arena**. Our footing consultant has recommended we purchase a tractor attachment that will allow us to replace several other pieces of equipment used at the Stables, and will allow the ECIA maintenance crew to do work that, in the past, used to be done by outside contractors for several thousand dollars at a time. That is now a CPR which has been presented to the Finance Committee and the Board for a conditional approval.
5. At our July meeting, we thanked everyone who supported our Stables **4th of July parade** entry. We had 17 equestrians and at least 4 people on the ground who made it successful.
6. Top issue for discussion was the outcome of our trial plan for **increasing turnout availability** by changing priority from riding to turnout in the lower arena. Despite problems with turning out reported by equine owners earlier in the year, during the 3 weeks of this trial period, only a few people signed up to take advantage of the new system, and no one reported trouble turning out during the 3 weeks. So we decided to suspend the trial for now, and revisit in the winter if it again becomes a challenge, with a few changes.
7. We discussed planning for **Community Day** this year. Due to the fact that Community Day typically attracts over 200 people, about 20 volunteers, and half of those are children, and the fact that children mostly cannot be vaccinated, we reluctantly decided not to hold it again this year. Instead, we will plan

some kind of **outreach event or activities** for kids and families that allows more social distancing, probably incorporating an equine Halloween costume parade.

Bylaws Committee

1. The Bylaws Review Committee has met twice this year, during this cycle of review which happens every other year. We met June 29 and July 8. Going forward, we'll be meeting at least monthly on the **second Thursday** of the month at 3:30 pm until our work is done.
2. **Operational issues.** Our main topics of discussion have been committee introductions, operations process, adopting a committee calendar for this year's process, setting up systems for tracking input, and discussing community outreach and publicity (Vistas, eblasts, marquees, email reminders to community chairs and the Board).
3. We also reviewed "**Lessons Learned**" left to us from the last cycle's Bylaws Review Committee, and discussed how to handle the revision suggestions that arrived too late during the last review cycle to be addressed (we're going to look at them just like all other suggestions we receive).
4. **Board involvement.** We discussed how and when the Board will be involved in this process, and asked James Caruso to get the Board's input. All agreed the Board members, as MIGS and those most closely affected by the Bylaws, should be asked to send in their suggestions. We'd like the Board's feedback, both suggestions for Bylaws changes, and your view of engagement (or not) in our process. We will discuss this topic during our August meeting.

Architectural Committee

1. Since the last Board meeting the Architecture Committee met on:

6/22/21 – attended by 6 committee members and our Board liaison.
7/13/21 – attended by 7 committee members and our Board liaison.
2. At these two meetings the committee reviewed 24 submittals:

1	New homes
2	Additions
4	Roof mounted solar installation
4	Ground mounted solar installation
13	Fence, Wall or Gates
3. These 24 requests generated 3 variance requests for action at this board meeting:

3 Estambre Pl: Fence/Wall encroachment
48 Alondra Rd: Driveway liner encroachment
7 Monte Alto Ct: Large fence enclosure

Information Committee

1. Met on Monday, July 12. Some discussion centered on completing the August issue in a timely manner as Sandra Vreeland is away in July.
2. Two restaurants are supposedly opening in August and discussion was about mentioning them without seeming to be advertising.
3. Rest of the meeting focused on the too many articles available for August.
4. Everyone enjoyed reviewing about 20 possible July 4 pictures to be used on August issue front page.