

Committee Reports for the June 15, 2021 Board meeting

Architectural Committee

John McDermon

- 1) Since the last Board meeting the Architecture Committee met on:
- 2) 5/25/21 – attended by 6 committee members, our Board liaison and 50 residents over Zoom.
- 3) 6/8/21 – attended by 6 committee members and our Board liaison in person, 1 committee member and 12 residents over Zoom.
- 4) At these two meetings the committee reviewed 30 submittals containing 31 requests.
- 5) 2 New homes
- 6) 5 Additions
 - a. Large accessory structure
 - b. Small accessory structures
- 7) Roof mounted solar installation
- 8) 15 Fence, Wall or Gates
- 9) 4 Shade structure, pergola, window shade, etc.
 - a. RV Screening
- 10) These 31 requests generated 2 variance requests for action at this board meeting.
- 11) 34 Quedo Road: Large accessory structure taller than main residence
- 12) 62 Encantado Loop: Fence, gate head frame over 8 feet
 - a. variance request was not endorsed/forwarded by the Architecture Committee.
- 13) 62 Encantado Loop: small accessory structure withing 10 ft utility easement
 - a. variance request was tabled until AC can perform a site visit.
- 14) 48 Alondra Road: wall/entry gate encroaching into 50 ft road setback
- 15) At the 6/8/21 meeting the committee entertained nominations for Chair and Vice Chair per the committee charter. By unanimous vote Katherine Mortimer was elected Chair and John McDermon was elected Vice Chair.

BYLAWS COMMITTEE BOARD REPORT

Amelia Adair

- 1) The mission of the Bylaws Review Committee is to:
 - a. solicit input from all Association Members for comments and suggestions regarding the current Bylaws for ECIA;
 - b. to assess the existing ECIA Bylaws as they relate to Members' input along with Association challenges and opportunities;
 - c. and if existing Bylaws are deemed to require an update, create a new amended version and shepherd it through the approval process up to the point of voting by the Association.

- 2) The kickoff meeting of the Bylaws Review Committee has been scheduled for Tuesday, June 29, 2021 at 4:30 pm via Zoom. At that meeting, among other things, we'll elect officers, decide on a regular meeting date and time, and establish a plan and schedule for community outreach, including e-blasts, a Vistas article, etc.
- 3) Members of the Committee are Amelia Adair, Sue Daniel, Jody Price, and Nolan Zisman. James Caruso is our Board liaison; David Sorkin is our alternate liaison.
- 4) In the meantime, we need to update the committee information on the website with the correct email address for the committee - Bylawsreviewchair@gmail.com, -- names of the members, and overview dates. I'll work with Julie to get that done.
- 5) In general, the way the committee works, is to solicit suggestions and comments from members, to document and discuss those suggestions and comments, and to make recommendations to the Board about whether and how to amend the Bylaws. Once a proposed draft of amended Bylaws is prepared -- if necessary -- the committee holds a town hall to answer questions about the proposed amended Bylaws. After that town hall meeting, the Board has an opportunity to make any final changes and, if it sees fit, adopts the proposed, amended Bylaws to send to the members to vote on as part of the 2022 annual meeting election. That means the whole process will be going on for about 10 months, from the kickoff meeting and a proposed amendment going out to the members for a vote in April of 2022.
- 6) Question for the Board, how do you want to provide input to the committee and get involved with this process at the outset? An agenda item or joining a committee meeting?

Conservation Committee

Paul Butt

- 1) Continued work on Wetlands Restoration Project: willow seedlings were purchased from NM State Forestry and are being planted in the Trail 202 area. They are supposed to reduce erosion and suppress Tamarisk growth in that area.
- 2) A site visit to Trail 401-north was made and a short re-route around the deteriorated "steps" section was discussed by Committee attendees. The re-route will begin at the bottom of the hill where the steps begin and re-join the trail at the top of the hill. The reroute will be about 75 – 100 yards long.
- 3) There continues to be vandalism of signs at and near Trailhead 1. Placement of video camera(s) and integration into the ECIA security system was discussed. Follow-up planning and possible implementation will be done in coordination with HOAMCO staff later in June.
- 4) Jonathan Turkle made a presentation on Geographical Information Systems (GIS) and possible uses for GIS technology in managing the Preserve and Greenbelt trails and other assets.

- 5) Wildfire risk mitigation in the Pueblo Canyon Greenbelt east of the Rail Trail was assessed in late May by Committee members. Follow-up action to remove some brush/deadwood accumulations will take place later in June.
- 6) There is a need for greenbelt boundary marker locating in a number of areas where there are problematic social trails and where greenbelt access points need to be marked. The Conservation Committee plans to ask Roads Committee members for assistance, using the surveying equipment they purchased recently.
- 7) Volunteer work-days along Trail 404 will be set for June and July.
- 8) An educational hike to the Trail 404 Meadow will be held later in June or in early July

F & G Committee

Kathy Ritschel

- 1) 2022 Capital Project Requests have been submitted.
 - a) Install second bench at Compadres Park: Resting place for parents.
 - b) Disc Golf Course – 9-hole course, proposed to be in the Open space (Los Alamos Park between Avenida De Compadres and Rail trail. Disc Golf will open a new amenity to the residents of Eldorado. There will be exceptionally low impact to the chosen area as there is an existing main trail and many social trails that branch off from it. There will be no trimming of trees; the process is purposely eco-friendly. Safety is one of the main considerations when the course is laid out. The area in Los Alamos Park was chosen due to it being very wide, having a good number of trees and the fact it is 22.9 acres. When constructing the course each hole requires at least one acre of space.
 - c) Smart Padlock system, Dog Park gates: Ensure dog park users are residents and in compliance with vaccination requirements.
 - d) Update Handball Court: No known upgrades done since 1982. Expand concrete pad and install netting to prevent balls from traveling.
 - e) Compadres Park upgrades: Install shade structure like the pool structures to prevent over exposure from the sun. Xeriscape area around playground.
 - f) Third Marquee on Avenida Eldorado: Provide information for residents in that area.

Finance Committee

Dan Drobnis

- 1) The Finance Committee's report on the April, 2021 review of Office Financial and Business Procedures was approved and sent to Board members.
- 2) Staff is making progress in transferring Replacement Reserve information to Asset Panda for analysis and scheduling, and to Association Reserves for inclusion in future reports. Completion will be helpful for future financial planning, including a 2022-23 assessment recommendation.

3) The tentative date for a workshop on New Mexico HOA Board legal responsibilities (by HOAMCO) and training on budget development and reporting (by the Finance Committee) has been set for Wednesday June 30. About 3-4 hours will be needed.

4) Capital Project Requests were sent to the Board asking for preliminary indications of interest for:

- a) 3rd Information Marquee
- b) Disc Golf Course
- c) Compadres Park Upgrades
- d) Handball Court Upgrades

5) The Finance Committee has changed its meeting time to the second Wednesday at 9:30 AM in person in the Conference Room with Zoom attendance available.

Information Committee

Pam Henline

1) The earlier scheduled Board meeting will give Sandra Vreeland an extra day to prepare the final layout of *Vistas*. The summary of Board actions from the Board meeting is expected to be prepared by the Friday following the meeting and perhaps that might be completed one day earlier on Thursday.

2) There is a locked bulletin board at the Agora devoted to ECIA information and it has not been changed for a long time. The Information Committee (IC) would like to update and review the general information. The IC also recommends that three pages of *Vistas* be posted monthly, as soon as the printed *Vistas* arrives at the office. These three pages are: front page, second page with report from Board meeting, and the inner page with the monthly calendar.

3) Framing of photos to be mounted at the community center was discussed. These are to be submitted by residents and show various events that have occurred in Eldorado over the past 50 years. Six photographs, nicely printed and framed are estimated to cost less than \$700 and will be put in the IC budget.

4) A chronological list of events in Eldorado over the last 50 years is being developed as part of a 50-year celebration. Some estimate of the length and format of this document will be made so that a printer, such as Paper Tiger, can give us some thoughts and costs about printing and binding

5) Content for July 2021 *Vistas* was discussed and should fill and result in another nice issue of the newsletter.

Road Committee Report

James A Mason

Goals For 2021:

- Continue inspecting and documenting the current conditions and suggested maintenance status for County roads and associated drainage within Eldorado, and use this information to recommend maintenance and capital improvement priorities to the ECIA Board and subsequently to County and State government.

- Raise community awareness about road issues such as driving surfaces and culvert repair and replacement options addressing particular road issues via RC meeting presentations and/or by either eBlasts or printed mailings.
- Advocate for Eldorado residents with the SF County for improvements to road components such as intersection approach aprons, installation of culverts, and wider shoulders that incorporate pedestrian trails.
- Recruit additional committee members with engineering or other scientific skills to support these goals.
- **Next Meeting:** July 7, 2021 at 5:30 pm via Zoom

STABLE COMMITTEE BOARD REPORT

Amelia Adair

- 1) The Stable Committee meets the third Monday of the month, which, this month, falls after the Board Meeting. Our next meeting is Monday, June 21, 2021 at 6:30 pm via Zoom.
- 2) Our second **Wine and Weeds Walk** is scheduled for this coming Saturday, June 19 at 5:30 pm at the Stables. Everyone is welcome to join us. Our guest speaker will be Philippe Cohen, retired manager of biological research stations located in the U.S. and internationally.
- 3) We're working on our 4th of July parade entry.