

### August 7, 2012

**Call to Order:** 6 PM by Chair, Jean Crawford. **Also**

**in Attendance:** Secretary, Nolan Zisman; members Fred Raznick, John Calzada, Eddie Marshall, Mary Anne Kenny and David Lovro; Board Liaison Pat Lavengood; Facilities Manager Brian Bennett; guests Claudia Daigle and Dan Drobnis.

**Approval of the July 10, 2012 Minutes**--Approved as revised (Fred was in attendance, not an excused absence). The Committee unanimously agreed that in the future, Committee members, within 3 days of receiving the draft minutes of any meeting, send the Secretary any suggested corrections or concurrence with the draft minutes. The Secretary will tabulate the results of this feedback and report at the following meeting. Only if there is not a quorum response will the conventional approval process be followed at the subsequent meeting. This is expected to reduce the amount of meeting time devoted to the subject.

**Public Comments:** None.

**General Managers Report:** In Bill's absence Brian and Jean gave the report:

ñ Status of depot floor - - Completed.

ñ Status of youth basketball hoop at Compadres Park - - one-half the concrete has been poured. Project should be completed by end of this week.

ñ Status of patio lighting project - - Work will start next week.

ñ Status of Athletic Park rehabilitation - - Proposals due Aug. 17. Nolan will call sub-committee meeting to review proposals and, as required, meet with bidders.

ñ Hike-bike path rebuild/repair - - Work along Av del Monte Alto has been completed from community center to Tasa Pl. Work is in progress along Av. De Compadres between Av. Vista Grande and Herrada Rd. Crack filling will commence about 2 weeks after the base course work is completed. Nolan to e-mail Bill regarding concern that the base course along Ave del Monte Alto has not been compacted as tightly as may be required. Bill is working with Desert Mountain to schedule the application of a half-mile test strip of Road Loc (an organic binding material).

ñ Goathead removal - - staff removed virtually all in the Dog Park. Work will continue in key areas.

ñ Irrigation system - - 8 of 9 zones have been connected and are in use. The remaining zone is the front of the ranch house. This is still being hand watered. Thus far this season only cistern water has been used for watering. The tanks are getting low and we made need to augment with Utility water if we do not get more monsoon rains in sufficient amounts to refill the cistern tanks.

ñ Equipment damage and ground maintenance at Compadres Park - - no report.

### **ECIA Board Liaison Update** Pat reported--

ñ At the July meeting, one resident requested more shade covers be added at the pool

ñ The Board approved a Resolution which limited the enforcement of the covenant regarding poultry.

ñ President Moreno appointed members to an ad hoc Covenant and Survey committee. A By-Law review committee was also appointed.

ñ One ECIA member requested and received a copy of the ECIA member list.

**Finance Committee Matters:** Dan Drobnis, Chair of the Finance Committee, advised the Finance Committee has reviewed the ECIA amenity use policy document and recommended to the Board a revised policy document that clarifies the four categories of users and requires an indemnification declaration for any applicant that is either a “non-member” or a member desiring to have an “exclusive use” activity.

**OldBusiness:**

ñ Problem Reports - - Nolan advised he has not received any copies of submitted reports (estimated between 6 and 10). It is hoped that a newly ordered server will solve this problem. It was also recommended the ECIA office have available to residents paper copies of the Report Form they may choose to submit while at the Community Center.

ñ Discussion of VERSACOURT (court surface material) - - . Bill and Eddie visited a brand new installation of Versacourt at Los Arroyos and looked at an older artificial surface at Park Plaza. Bill is recommending we defer making any decision on this until we can determine the status of other similar installed surfaces vis-a-vis holding up under our type of weather extremes.

ñ 285 Monument rehabilitation - - Claudia reported on her discussion with Mr. Baca of Santa Fe County. The two monuments are under the purview of the County as “legal, non-conforming structures”. Any work done on them can be at the discretion of any interested party, so long as any involved property owners give their permission in writing, and there is adherence to County Ordinance 2003-01. F&G recommends Bill write to the owners of the properties on either side of the Av. Amistad monument (on which part of this structure encroaches) to secure approval to repair that monument in kind, regardless of whether or not we decide to move forward with the work. Monument rehabilitation will also be discussed as part of the forthcoming annual F&G 5-year planning cycle. The members expressed appreciation for Claudia’s work on this matter.

ñ Amenities Oversight - - Jean will finalize the “ownership” list started by Jeanne Calzada. There were no changes from the draft. The Committee agreed it is inappropriate to ask ECIA staff members to assist with oversight inspections, although they may, at their own volition, submit problem observations to the GM.

**NewBusiness:**

ñ Election of new Vice-Chair - - because two members left early, this item was tabled to the next F&G meeting.

ñ 2013-17 5-year Plan - Dan briefly reviewed the R&R Schedule, focusing on those items coming up for action in 2013. Nolan will prepare a list of these items for review at the next F&G meeting. Jean requested that a check is made to ensure the two structures on the soccer field are identified on the R&R Schedule. Jean also requested that consideration be given to extending the expected life of the architectural shingles on the CC roof to 25 years. She was advised that such considerations are made during the year the assets are up for review. The Committee also wishes that the tennis court windscreens be included as a separate line item on the R&R Schedule, if not already so defined.

ñ Exterior review of facilities and grounds around the Community Center - - This activity was tabled due to time constraints. Upon questioning about the condition of the Barn, Brian indicated there is at least one leak in the roof. He believes once the roof is repaired the barn will be structurally sound for many more years.

## **CommitteeComments--**

ñ Concern was expressed that our residents and lot owners are uninformed about F&G activities. Short of writing articles for Vistas and the ECIA web site it was suggested Ed incorporate into one of his President's Corner articles the suggestion that committee meeting minutes are the best way to stay informed about what is going on with our committees, along with how to find them on the ECIA web site.

ñ Jean asked Brian on the extent to which unused materials on various projects are kept in a material stockpile, to be used to replace damaged materials in our amenities. Brian indicated we have a small stockpile of such materials.

ñ Concern was expressed that repair/replacement of some of the assets of the ECIA that are considered as "operating assets" and may not be on the R&R Schedule, are not being included in the Operating Plan. An example cited was ensuring our septic tanks are pumped out on a regular basis and the leach field lines inspected. It was deemed reasonable to request that, from time to time, Bill review his list of operating assets with F&G and/or Finance to ensure complete documentation of all our assets, regardless of category. Jean will request this information.

**Dateofnextmeetings--**September4at4PM.

**Adjournment--** 7:50 PM

SubmittedbyNolanZisman,Secretary,F&GCommittee