

ECIA Board of Directors DRAFT Meeting Minutes

September 21, 2021

The ECIA Board of Directors meeting was called to order at 5:32 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. HOAMCO staff included Executive Vice President Nigel Burgess, General Manager (GM) Julie Navarro, Assistant General Manager (AGM) Jessica Collins, Operations Manager (OM) Mike Rogers, Architecture and Compliance Coordinator Mark Young, and Operations and Compliance Assistant Jocelyn Rizo.

Board President Monaco discussed the new Zoom meeting registration protocol, expressing the need for added security and safety. Temporary facility use protocols due to Covid-19 were communicated, specifically the Community Center is currently closed for non-ECIA business. Previous booked space will be honored and a sanitization fee will be charged during this time. President Monaco indicated there will be an Executive Session following the meeting to discuss legal and personal matters.

The July Board of Directors Meeting Minutes and Consent Agenda items were approved, motioned by Board Director Caruso, seconded by Board Vice President Sorkin, and all were in favor. Discussion took place regarding the need for the update to the Guidelines for Use of CC Facilities and Amenities. The Board and Committees have priority of CC space, followed by non-profit groups, and then for-profit groups; for-profit groups will be reviewed by the Board.

There was no Board meeting in August. The General Manager's Report, Treasurer's Report, County Report and Committee and Task Group Reports can be found under "ECIA Governing Board" on the ECIA website.

The GM reported staff has been working on collection cleanup by seeking updated deeds for current owner account information; the current Accounts Receivables is in the amount of approximately \$36K. GM reported the added Zoom security allows staff to verify participant's name and address prior to approval of meeting attendance, adding to meeting security. GM reported the padlock system at the Dog Park will begin September 27th. Once a resident has registered their canine(s) for the Dog Park with appropriate documentation, they may obtain their unique padlock code by contacting the ECIA office.

The OM reported maintenance staff is beginning the 5th Hike/Bike mowing of the year; they will also begin the 3rd mowing of approved greenbelt trails. Having an agreement with Santa Fe County, the maintenance team has repaired cracks and holes on some of the Hike/Bike paths. A new bench has been installed in the kiddie area of Compadres Park.

The AGM reported the pool will close for the season October 3rd; Doggy Splash day will be on October 9th from 12-2PM. Swim lessons continue to occur on a daily basis; approximately 60 students signed up with ages ranging from 2-75 years old. Feedback from swim lessons was positive; many residents would like more frequent and group lessons in the future.

The Board of Directors approved the following motions:

- Vice President Sorkin moved to vacate all policies not posted on the current ECIA website. There was discussion regarding evaluation of policies for future revisions. This was confirmed as an ongoing process of review and recommendation to the Board to adopt a new policy. The motion was seconded by Secretary Sanguinetti and all were in favor.
- Treasurer Gutierrez moved to approve the following capital items. The motion was seconded by Director Penczer and all were in favor:
 - Upstairs Mini-Split - \$5,200
 - Two Mechanical Room Heaters - \$5,600
 - Three Additional CC Cameras - \$3,531
- Vice President Sorkin moved to accept resignation of Guy Monroe and Bob Christie from the Facilities and Grounds Committee. The motion was seconded by President Monaco and all were in favor.

The following Architecture Committee recommendations were presented to the Board, moved by Director Caruso:

1. A variance for 2 Tetilla Road to allow a section of coyote fence to remain at a length of 100 feet overall. The motion was seconded by Treasurer Gutierrez and all were in favor.
2. A recommendation by the Architecture Committee to **deny** a variance for 3 Antigua Place allowing for a new glass garage door to remain on the garage. The Board discussed the circumstances and moved to approve the recommendation of the Architecture Committee to deny the variance with a recommendation to the homeowner to present a plan to bring the door into compliance. Board Vice President Sorkin seconded the motion and all were in favor to deny this variance.
3. A variance for 3 Azul Loop to allow for modification to a fence which, for a short distance, encroaches 4 feet into the 50 foot roadside setback. The motion was seconded by Board Director Penczer and all were in favor.
4. A variance for 14 Avenida Del Monte Alto to allow a fence to encroach 5 feet into the 50 foot roadside setback. The motion was seconded by Treasurer Gutierrez and all were in favor.
5. A variance for 49 Herrada Road to allow for a new detached garage addition to exceed the height of the primary dwelling by 14 inches. The motion was seconded by Secretary Sanguinetti and all were in favor.
6. A variance for 24 Descanso Road to allow for a non-compliant wire in a new fence to remain on the lot with stipulations. The Board heard from a concerned neighbor and discussed the circumstances. The vote was 6-1 in favor of **denying this variance**.
7. A variance for 5 Balsa Road to allow for a small accessory structure to be located more than 15 feet from the home and within the 20 foot side setback. The motion was seconded by Director Penczer and all were in favor.

Old Business:

The Board passed a new Rock Climbing in the Preserve Policy at the July meeting. The policy is complete and is posted on the ECIA website for review.

No New Business

Open Forum:

A resident from 1 Isidro Road expressed concern regarding amenity approvals without a survey of residents. The resident suggested the Board survey the current ECIA population by various methods to ensure community needs and wants are considered. The Board explained that F&G has held Town Hall meetings and conducts specific surveys for those purposes but agreed that a more comprehensive survey should be considered going forward.

A resident from 33 Caliente Road expressed concern regarding safety in the community. The resident reminded the Board that ECIA had a security guard in the past and asked if this could again be an option. President Monaco explained the Sheriff stated it would not be effective to have a security guard for such a large community and that the security guard in the past was there to protect the amenities, not resident properties. There has been an increase in law enforcement presence as well as better communication with the Sheriff's Office. The Board recommended maintaining awareness of self and neighbors, installing front door cameras, engaging with Neighborhood Watch, and contacting the Sheriff. Homeowners concerned about public safety were urged to contact our County Commissioner, Hank Hughes. Please refer to the County Report for further information regarding the Board's conversation with the Sheriff.

The meeting adjourned at 8:15 PM and moved to Executive Session.

The next Board Meeting will be held via Zoom on Tuesday, October 19th at 5:30 PM.