

**Committee Reports for the Board of Directors  
September 21, 2021**

**Architecture Committee Report**

Since the last Board meeting report, the Architecture Committee met on:

7/13/21 – attended by 6 committee members and the Board Liaison

7/27/21 – attended by 6 committee members. The Board Liaison was not in attendance

8/17/21 – attended by 5 committee members and the Board Liaison

8/31/21 – attended by 6 committee members and the Board Liaison

9/14/21 – attended by 5 committee members and the Board Liaison

At these five meetings the committee reviewed 46 requests:

- |    |                                 |
|----|---------------------------------|
| 2  | New homes                       |
| 5  | Additions                       |
| 3  | Large accessory structure       |
| 2  | Small accessory structure       |
| 10 | Roof mounted solar installation |
| 1  | Ground-based solar installation |
| 14 | Fence, Wall or Gates            |
| 6  | Portal                          |
| 2  | Ground Solar Screening Plan     |
| 1  | Driveway gates                  |

These requests generated 3 variance request which were approved at the July 20<sup>th</sup>, 2021 Board meeting:

- 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

Since the last Board meeting, the August and September meetings generated 8 variance requests for action at the September Board meeting:

- 24 Descanso Road: for a wood post and wire fence made with non-compliant wire. The committee voted to recommend approval of the variance to the Board.
- 3 Azul Loop: for Increasing a coyote fence height from 2 foot to 6 feet where the location of the fence within the setback had previously been approved. The committee voted to recommend approval of the variance to the Board.
- 5 Encantado Court: for new shed encroaching into the side setback. The Committee voted NOT to recommend approval of the variance and requested the resident come back with a new proposal. (Which the resident has not done to date.)

- 2 Tetilla Road: Variance request for long section of coyote fencing. The Committee voted to support this request.
- 49 Herrada Road: Variance request for detached garage exceeding primary dwelling height. The Committee voted to support this request.
- 5 Balsa Road: Shed within 20-foot setback and more than 15 feet from home. The Committee voted to support this request.
- 14 Avenida Del Monte Alto: varaince request for encroachment into roadside setback. The Committee voted to support this request.
- 3 Antigua Place: Non-compliant garage door installed without approval. The committee voted to NOT recommend this variance to the Board.

Additionally at these meeting, these residents were asked to make changes to lessen or eliminate a variance or to allow for a site visit:

- 41 Aventura Road: Ground-based solar installation tabled for a site visit.
- 5 Sabroso Road: New home built with an encroachment of 5 inches into setback in error by the contractor which represents 5 feet, f inches into the County's setback. This was tabled until the resident speaks with the County to resolve the violation of their setback.
- 3 Conchas Place: for fence stringers on the outside of the fence. This was tabled pending the applicant coming back with other ideas for resolving this stringer issue.

Other Items:

- Courtesy review of new structures at the Eldorado Area Water District. The district agreed to use ECIA approved colors for the stucco, roof, and door.
- The committee voted to approve a proposed update of the stucco color chart prepared by staff and the committee chair and vice chair.

## **Bylaws Committee Report**

- 1) The Bylaws Review Committee met on August 12<sup>th</sup> and September 9<sup>th</sup>.
- 2) **Member Input.** We received 37 specific suggestions, questions or comments from community members by our August 20<sup>th</sup> deadline. The list of those suggestions is posted on the ECIA website.
- 3) **Non-Bylaws Suggestions or Questions.** Some were questions or comments about the Covenants, Architectural Guidelines, enforcement or general questions about the ECIA, so strictly speaking they were not suggestions for amending the Bylaws. All of those members' suggestions and questions were referred to Julie Navarro or Mark Young.
- 4) **Town Hall Scheduled.** The Committee set the date for the town hall public meeting for Thursday, January 13, 2022 at 6:00 pm, when we'll invite all members to discuss the proposed Bylaws Amendments. We also updated the dates on our Committee Calendar

accordingly, so we get our work done before the town hall. We will be posting the draft Bylaws on the website so members will have the opportunity to review them.

- 5) **Committee Calendar.** Hopefully everyone knows, we'll take into consideration member feedback in finalizing a draft, which will then go to the members for a vote next year. Again, details are on our Committee Calendar.
- 6) **Committee Work.** After those discussions about process, the Committee continued our work of discussing the suggestions made, and working on resolutions. We'll be doing that through November.
- 7) **Additional Meeting.** We scheduled a second meeting in September, tomorrow 9/22/21. We will likely also schedule a second meeting in October as well, to give us more time to do our work.
- 8) **Board Meeting.** Question for the Board, may we have 15 – 20 minutes at the November Board meeting for an open discussion about the more substantive recommended changes? Since the Bylaws govern the Board's work, we want to be sure the Board is fully informed.

### **Conservation Committee Report**

- This summer's monsoon season caused significant new erosion in the greenbelts, noticeably in Pueblo Cañon and Gallina Parks). Site visits were made and an action plan to begin remediation was drafted and submitted to the Board on August 11.
- The Community Preserve **Trail 404 Meadow**, 2021 erosion control/ habitat improvement project was completed (3 volunteer workdays, ½ day with HOAMCO, design & training by J-W J of Ecotone).
- **Trail 401-South dam-site** erosion control on south arroyo (Phase III) was completed (4 volunteer workdays, 4 ½ days with HOAMCO design & training by J-W J).
- Issued a Request for Bids and received two bids for **Trail 401-South dam-site Trail 401-South dam-site**, north arroyo, erosion control and habitat improvement project. An increase to the Conservation Committee budget will be necessary in order to complete this project.
- Continued caring for the Willows planted last spring in the **Trail 200s** area as a habitat improvement project. Volunteers are tending the plants about once each week.

- Completed oversight of project by HOAMCO to dismantle wooden sculptures erected in Los Alamos Cn Park greenbelt, as they were fire hazards
- Submitted articles to Vistas newsletters for property owners' weed management information. One more article is planned for the November issue.

## **F&G Committee Report**

- Pool replaster project: Mike has received 2 bids from vendors to redo the main pool plaster. The bids range from \$80,000 to \$120,000. In 2011, the vendor plastered over the existing material rather than removing it. A timeline of plaster repairs and costs since 2011 will be provided by Mike for the October committee meeting. No decisions were made to move forward with replastering at this time.
- Padlock installation will begin in the Dog Park. Users will be issued a user code to gain access. An email blast announcing the project will be sent out the week of September 13<sup>th</sup>.
- Recent vandalism at the courts resulted in the removal of the shed which sustained irreparable damage. A pickle ball net was also damaged.
- The committee requested that Mike look into cameras which would be placed at the entrance and exit of the community center parking lot to track vehicle traffic after hours to help identify vandals. Motion detectors that alert authorities when triggered were also discussed.
- Disc Golf Course: 3 residents expressed concern for the proposed location of the course. Greenbelts would be ideal as each hole requires an acre. 3 residents indicated risks and potential destruction to the greenbelts. Liability insurance may be impacted as well. The committee will investigate other locations and confirm with the insurance company any cost increases.

## **Finance Committee Report**

1. The Finance Committee noted on the August financials the addition of a mini split cooler/heater and other items, costing \$11.5K. There is no record in Board minutes that this Capital Procurement was ever authorized, or any Capital Project Request generated for the Finance Committee to review. The Board needs to resolve this.
2. A transfer of the property occupied by EAWSD through an easement adjacent to the stables is becoming increasingly complicated. The ECIA desires this transfer to rid itself of liability for activities on the property. A licensed surveyor has estimated \$10K to accomplish this, with additional legal and permit costs. Survey equipment to allow an ECIA volunteer to perform this task is incomplete and tied up in supply chain problems. The Board should review whether this task has sufficient priority to warrant the professional fee.

3. Old documents temporarily stored in the RR Room have been reviewed and some destroyed in accordance with the Board's Document Retention Policy. The remainder are ready to be moved back to the Community Center basement. The Board should decide whether any or all should be electronically scanned for future reference or retrieval.
4. Preliminary review of the Association's short- and long-term financial model indicates high sensitivity to inflation assumptions.

## **Stable Committee Report**

Highlights of recent Stable Committee activities:

- 9) The Stable Committee met September 20 (the third Monday of the month) at 6:30 pm via Zoom. We took a break in August due to vacations.
- 10) **Greenspace Management**. Our fourth and last **Wine and Weeds Walk** was held last Saturday, August 21 at the Stables. Our speaker was Kelly Brook Smith, managing attorney for Northern NM and Pecos Adjudication Bureaus, Office of the State Engineer. Her topic was "Water Rights in New Mexico, Why Should I Care?" We have really enjoyed learning more about the natural environment in our community, socializing and pulling weeds at the same time. This was only one part of our Greenspace Management Task Force's work this year, as part of our initiative to enhance our stewardship of the common areas at the Stables, use our equines to graze our weeds, and get more barn owners and sharers to participate in pulling weeds. I think it's been very successful, and has reduced the amount of time the maintenance crew has had to spend mowing.
- 11) A major topic of discussion was **road repairs and drainage** upgrades. The monsoon storms and in particular the major rains in July caused some flooding in two barns, and eroded the ditches more deeply than usual. However, the maintenance crew did a great job of maintaining ditches during the monsoons. But now that the monsoons have stopped, it's now time for them to repair the roads and erosion damage in the arenas. Thanks to Mike Rogers for joining the meeting and discussing next steps.
- 12) **Barn 20** is for sale at last! It's been vacant for over 3 years, and sadly the barn owner died last year.
- 13) **Equine liability update** – we've got clarity from the ECIA's insurance carrier on the liability insurance all barn owners and sharers are required to carry, so for next month Kelly Smith and I will be revising the Stable Rule on insurance to clarify changes.
- 14) **Suggested procedure for considering requests for variances for public instruction events**: we reviewed and discussed a draft of proposed guidelines for how the Stable

Committee will consider a variance request if in the future an ECIA member requests an event at the Stables. We'll update them based on the discussion and send out to the community for more feedback. To be clear, the Stable Committee has no authority to grant a variance, but only to make a recommendation to the Board.

- 15) **Halloween Equine Costume Parade** and Trick or Treat at some barns is scheduled for Saturday October 30, at 10:30 am at the Eldorado Community Stables. We can't have our standard Community Day open house at the Stables due to COVID. We talked about details and will keep a close eye on COVID protocols. This will be announced in the upcoming *Vistas*.
- 16) Annual review of **Stable Rules and Common Area Use Guidelines**: we kicked off this review, and we will target having a draft ready for review and recommendation to the Board in early next year. The insurance rule is one revision; another is a possible additional sign rule, based on a complaint the Stable Committee received about signs. We asked Lisa Bessone to lead a small task force to make a recommendation on a sign rule.
- 17) Stable Committee **Charter update**: we approved a revision to our Committee Charter as requested by the Board, to include the Code of Ethics.
- 18) **Water District property transfer**. Due to the ECIA's interest in reducing legal liability as the property owner for any injuries or damages that occur on the portion of the Stable property that is an easement for the benefit of the EAWSD, I've been working on this issue. Apparently the EAWSD's attorney is open to receiving a quit claim deed for the easement. We just need to describe the property subject to the quit claim deed. Unfortunately, the EAWSD's fence does not lie on the easement boundary in all areas, so we need to describe the area they're using vs. what the Stable is using. That's why we need to do a survey.

If the ECIA's survey equipment were complete, the Roads Committee chair could perform that survey for us at no charge. But the survey equipment still hasn't arrived, which is why Julie contacted a commercial surveyor for this purpose. But as previously reported, the price of having a commercial surveyor perform a survey is cost-prohibitive.

Thanks to Joseph Gutierrez's relationship with the water district and the County Land Use Department, hopefully we'll be able to meet and come up with a simple solution and cost effective solution that works for both the ECIA and the EAWSD.

## **Information Committee Report**

The charter was revised and submitted. Major change was to require two meetings

attendance before joining committee.

Most of meeting reviewed material for October Vistas. An article about local art work on exhibit at the bank was expanded into all places which do the same, but more information is needed to complete that article.

There was discussion of the IC producing a tri-fold Introduction to Eldorado to have available for new residents. We would like to proceed with this assuming Board agreement.

### **Election Committee Report**

The Election Committee met on September 8<sup>th</sup> and is working on updating the Election Procedures and Nomination Petition. All revisions will be presented to the Board for approval. The next Election meeting is October 13, 2021 at 3PM via Zoom.