

# ELDORADO

## Community Improvement Association

### ECIA Board of Directors Meeting Minutes October 19, 2021

The ECIA Board of Directors meeting was called to order at 5:56 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 recent vandalism of ECIA property. The damage caused is a felony charge; ECIA is working with the Sheriff's Department and plans to press charges. President Monaco shared the toll vandalism has on the Reserve budget and that this affects the entire community. Similarly, the dog park security pilot program has been unsuccessful due to residents removing the locks, placing them in conspicuous locations, and not locking the locks behind them. The locks have since been removed, though all residents need to understand there is a penalty for not registering dogs for the Dog Park, such as forfeiting use of amenities. The Board of Directors continues to weigh the consequences of the cost of security as this area of the budget continues to rise.

The October 2021 Board of Directors meeting agenda was adopted. The September Board of Directors Meeting Minutes and Consent Agenda items were approved, motioned by Board Director Caruso, seconded by Board Director Penczer and all were in favor.

The General Manager's Report, Treasurer's Report, County Liaison Report and Committee and Task Group Reports can be found under "ECIA Governing Board" on the ECIA website.

The GM reported staff is working with the EACA group to prepare for the Studio Tour showcase at the CC on October 23<sup>rd</sup> and 24<sup>th</sup>. The GM is working with the Sheriff's Deputy to establish more law enforcement presence in the community and at the CC. Staff received leads from the e-Blasts of the footage of vandalism at Compadres Park and identified at least 11 names. The Deputy is in the process of contacting the individuals and the GM is hopeful to move forward pressing charges. More CC security has been discussed, including the possibility of a gate at the main entrance.

The OM is meeting with different vendors to research gate options for the community center access road which would be on the same proximity card system as the pool and courts. The vendor will be out this week to begin the tennis courts and basketball courts proximity card reader system, and to finish the project at the pool. Staff is looking at estimates for a license plate reader camera with the assistance of the Sheriff's Department. The OM reported new CC patio and Cactus Garden lighting has been installed and new lighting for the front walkway will begin this month. Since multiple cameras lost feed due to lightning, we have installed an uninterrupted power supply and surge protection for the

cameras,. The maintenance crew completed the sixth and final mowing of the hike/bike paths of the season, four more than last season.

The Board of Directors approved the following motions:

- Board Treasurer Gutierrez moved to approve the Poolside, LLC contract, recommended by the Finance Committee, for a total project cost of \$120,040.95, this includes all taxes. \$51,000.00 would be spent in and the remainder of \$69,040.95 will be included in the 2022 budget. This project was obtained following the established procurement policy. The motion was seconded by Board Director Penczer and following discussion, all were in favor.
- Board Treasurer Gutierrez moved to approve use of \$51,000.00 from the existing Replacement and Reserve 2021 budget for the pool plaster project in 2021. This will allow demolition to begin immediately. The motion was seconded by Board Vice President Sorkin and following discussion, all were in favor.
- Board Treasurer Gutierrez moved to approve an increase of \$9,000 to the Conservation Committee 2021 budget to move forward with the project of erosion control in the Preserve. The Conservation Committee currently has approximately \$8,700.00 remaining in the 2021 budget and the contract is in the amount of \$16,154.00. The motion was seconded by Board Secretary Sanguinetti and all were in favor.
- Board Director Turkle moved to approve a survey of the 19 survey markers along the main drainage east of Gavilan Road to the railroad line including the two Greenbelt access points along the drainage at an estimated cost of \$1,500.00. After discussion indicating funds were available and this was not needed, the motion was tabled.
- Board Treasurer Gutierrez read a motion requested by Director Turkle to embark on a process to map all boundaries of the Greenbelt common space. The motion was seconded by Board Director Caruso and all were in favor.
- Board Vice President Sorkin moved to approve all updated Committee Charters. The motion was seconded by Board Secretary Sanguinetti and all were in favor:
  - Architecture Committee
  - Conservation Committee
  - Election Committee
  - Facilities and Grounds Committee
  - Finance Committee
  - Road Committee
  - Stable Committee
  - Bylaws Review Committee
- Board President Monaco moved to initiate a broad communications focus within the HOAMCO professional staff to include the production of *Vistas*, ECIA Social Media Presence, Member Relations and Web Content. This will be effective October 20, 2021 and start with the production of the December *Vistas*. The motion was opened for public comment. Following three residents' comments, the motion was seconded by Board Treasurer Gutierrez and all were in favor.

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

1. A variance for 1 Joya Court to allow a new shed to be located 33 feet from the dwelling home. The motion was seconded by Board Treasurer Gutierrez and all were in favor.
2. A recommendation by the Architecture Committee to **deny** a variance for 3 Conchas Place allowing for a new fence to remain on the lot with the stringers on the outside of the fence. 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 install vertical or horizontal latillas. Board Treasurer Gutierrez seconded the motion and all were in favor to deny this variance.

3. A variance for 2 Mimosa Road to allow for a new large accessory structure to be located at a distance of 35 feet from the dwelling home. Board Secretary seconded the motion and all were in favor.

No Old Business

New Business:

Recognizing that motions passed earlier will require 2022 funding, Board Treasurer Gutierrez moved to add a \$7,500 to the 2022 budget to begin the process of mapping the Greenbelt. The motion was seconded by Board Director Penczer and all were in favor.

Board Treasurer Gutierrez moved to add \$42,000 to the 2022 budget for a new ECIA Communications position. The motion was seconded by Board Secretary Sanguinetti and all were in favor.

There was no public comment in Open Forum

The meeting adjourned at 7:40 PM.

The next Board Meeting will be held via Zoom on Tuesday, November 16<sup>th</sup> at 5:30 PM.