

ELDORADO

Community Improvement Association

ECIA Board of Directors DRAFT Meeting Minutes November 16, 2021

The ECIA Board of Directors meeting was called to order at 5:30 PM, held via Zoom, and recorded. President Sal Monaco, Secretary Carol Sanguinetti, Treasurer Joseph Gutierrez, and Directors Erika Penczer, James Caruso, and Jonathan Turkle were present and quorum was met; Vice President Sorkin had an excused absence.

Board President Monaco wished the residents happy holidays and stated the office will be closed for Thanksgiving on Thursday and Friday, November 25th and 26th. The emergency after-hours number is (844) 744-4316, and will be posted and sent via e-Blast in the event of an incident. President Monaco stated there will not be a Board meeting in December and if pertinent decisions need to be made, there will be an electronic vote.

President Monaco congratulated General Manager (GM), Julie Navarro, on passing the CMCA exam. GM Navarro is now a Certified Manager of Community Associations. HOAMCO staff attendees included 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 Director Penczer moved to amend the posted agenda to include an additional motion - number seven. All Board members were in agreement to adopt the agenda with the change. The October Board of Directors Meeting Minutes and Consent Agenda items were approved, motioned by Board Director Penczer, seconded by Board Director Caruso 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 webmaster to assist in the roll-out of the new ECIA website. She stated residents can expect to receive their 2022 assessment letter in December and may contact the office with questions or concerns. The OM reported the main area of the pool plaster has been removed and the contractors are now working toward the deep end; the demolition should be complete in the next week or two. The new plaster will be laid in April just before filling for the 2022 pool season. Proximity card reader systems have been installed at the tennis courts and basketball courts; the reader system is planned to go online in the first quarter of 2022. Three new security cameras, by the front office door, the patio, and the breezeway, have had the conduit and mounts placed; The contractor will be out next week to install the cameras. Director Turkle asked if there will be an additional cost due to multiple layers of plaster being removed in the pool. OM Rogers stated there will be an increase in the cost, though the amount is not yet known.

The Board of Directors approved the following motions:

1. Board Treasurer Gutierrez moved to adopt the Draft Budget Version 9, dated October 30, 2021, recommended by the Finance Committee, incorporating in particular:

- An annual assessment of \$570.00 per lot
- Total revenue of \$1,629,270.00
- Total operating expenses of \$1,303,237.00
- Total capital projects of \$66,000,00, and
- Total reserve expenses of \$102,339.00

The motion was seconded by Director Caruso and all were in favor.

2. Board Treasurer Gutierrez moved to adopt the recommendation from the Finance Committee to instruct the ECIA's bookkeeper and auditor to use the amount transferred at the end of the Fiscal Year 2021 from the Operating Fund to the Replacement Reserve to adjust any remaining 2021 Operating surplus or deficit to \$0. The motion was seconded by Board Secretary Sanguinetti and all were in favor.
3. Board Director Turkle moved to approve the 2022 Nomination Petition as recommended by the Election Committee. The motion was seconded by Board Director Penczer and all were in favor.
4. Board Director Turkle moved to approve a Geographic Information Systems (GIS) Planning Group. This group will act as a task force to set priorities and goals for using the ArcGIS platform to develop an understanding of the ECIA community trail system. The motion was seconded by Board Director Caruso and all were in favor.
5. Board Director Caruso moved to accept the changes to the Architecture Committee Charter, previously adopted on October 19, 2021. The updated charter may be found on the ECIA website: Boards & Committees > Architecture Committee > Charter. The motion was seconded by Board Director Turkle and all were in favor.
6. Board President Monaco moved to approve three additional staff paid holidays for 2021:
 - December 28, 2021
 - December 29, 2021
 - December 30, 2021

The motion was seconded by Board Director Penczer. Discussion: Board Director Caruso provided praise for staff and their hard work. All members were in favor to approve the motion.

7. Board Director Penczer moved to dissolve the Information Committee. The motion was seconded by Board Secretary Sanguinetti and all were in favor.

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

1. A variance for 8 Camerada Road to allow a new fence 5 feet into the 20 foot setback on one end. The motion was seconded by Board Secretary Sanguinetti and all were in favor.
2. A variance for 3 Antigua Place to allow for a new, all glass (and commercial styled) garage door to remain on their garage with the addition of a tan cloth style shade that will cover the entire door.
 - Neighbors from 9 Tarro Road, 14 Tarro Road, and 12 Tarro Road, expressed their frustration that the solution presented by the resident requesting the variance is flawed. They stated the resident presenting the variance has been out of compliance in the past and it is unknown if they will maintain compliance with the garage door.

Due to the resident not being present to discuss their intentions and the limited ability to enforce compliance of the variance, all Board Members were **opposed** to approving this variance.

3. A variance for 81 Moya Road to allow for a porch addition, with a tile roof that does not match the existing roof style of the home. The motion was seconded by Board Secretary Sanguinetti; one member abstained and five were in favor to approve.

4. A variance for 48 Verano Loop to allow for the existing garage to not have a garage door. Director Turkle seconded the motion. Discussion: Due to no enforcement and no contest for more than ten years, the garage as-is is grandfathered in. Director Caruso moved to amend the motion to include this reasoning for approving the variance. All were in favor of the amended motion and the variance.
5. A variance for 3 Conchas Place to allow for a fence that was built with stringers on the outside to remain, with the requirement that the two areas that have visibility to the neighbors, that measure 12 and 18 feet in length, shall have vertical latillas added to these areas to hide the visible stringers. The motion was seconded by Board Secretary Sanguinetti and all were in favor.
6. A variance for 5 Palacio Road to allow for a new shed at the height of 9 feet 8 inches above grade. Board Secretary Sanguinetti seconded the motion and all were in favor.

No Old Business

New Business:

- Board Treasurer Gutierrez reviewed the Finance Committee's recommendation to consider the following when determining to include a full paper copy of the 2022 Budget in the Assessment Invoice Mailing:
 1. Whether the New Mexico HOA Act is satisfied with a budget summary and reference to web and office full copies,
 2. Whether the additional budget pages obscure invoice and payment information, and
 3. Whether the additional cost of printing and mailing is a larger envelope is justified.

It was determined the mailing will be consolidated and informative with four pages to include the invoice, letter to residents, 2022 budget, budget addendum and payment options. The mailing will be sent out around Thanksgiving and payment is due February 15. Due to a reduction in postage and envelope size, it is the consensus of the Board to move forward with sending the assessment invoice mailing.

- Bylaws Review Committee Chair presented the Committee recommendations which can be located on the ECIA website: www.eldoradosf.org > Boards & Committees > ECIA Governing Board > Board Meeting Reports.
- Board Secretary Sanguinetti discussed the revision of Welcome Packet which includes fewer pages and a new format.

Open Forum:

- Dan Drobnis and Pamela Henline addressed the Board. Dan expressed disappointment with some motions involving capital items which were late, the cost of the pool plaster project, and the way the budget process was executed. He also announced his resignation from the Finance Committee.

Pam conveyed her disappointment that the Board decided to move all communication functions to the staff, including *Vistas*. She expressed doubt that the professional HOAMCO staff could do an adequate job with this task.

Director Caruso commented that he found Dan's comments unfounded and inappropriate.

President Monaco thanked Dan for his service but disagreed with Dan's and Pam's assessments, stating they were inaccurate and misrepresented the facts. He recognized and acknowledged their right to express their opinions.

Board Director Caruso moved to adjourn the meeting; Director Penczer seconded and all were in favor. The meeting was adjourned at 8:56 PM.

The next Board Meeting will be held via Zoom on Tuesday, January 18th at 5:30 PM.