

ELDORADO

Community Improvement Association

ECIA Board of Directors DRAFT Meeting Minutes January 18, 2022

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.

Board President Monaco thanked ECIA volunteers, residents, and staff for providing their time and understanding during Covid-19 restrictions and disruptions. He expressed his desire to continue to provide prompt and effective service regardless of the current situation. President Monaco discussed the continuation of a healthy budget and that despite an approximate 8% inflation increase, ECIA's assessments only increased by 3.6% over two years. President Monaco discussed 2022 projects as well as the intention to increase safe social engagements and community relations by creating a new Communications Coordinator position. President Monaco introduced the new staff member, Pamela Villars, and welcomed her to the team.

President Monaco introduced the remaining HOAMCO staff attendees to include General Manager (GM) Julie Navarro, Assistant General Manager (AGM) Jessica Collins, Operations Manager (OM) Mike Rogers, Architecture and Compliance Coordinator Mark Young, and Executive Vice President of New Mexico HOAMCO Nigel Burgess.

The agenda was adopted and the consent agenda items, including the General Manager's Report, Covenant Compliance Report, and the Approval of the November Minutes, were motioned for approval by Board Treasurer Gutierrez, seconded by Board Director Penczer, and all were in favor for approval.

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.

Communications Coordinator, Pamela Villars, provided a presentation on her role as Communications Coordinator and the pros and cons of utilizing social media and surveys to reach more residents.

The GM reported staff is working on the audit with the CPA and submitting backup documentation for 2021 transactions. The office is receiving assessment payments onsite and payments are deposited within 24 to 48 business hours. OM Rogers discussed the increased vandalism at Preserve trail heads including cut fence, a doggie station pushed over, and graffiti. OM Rogers requested residents be observant and report vandalism to the sheriff and ECIA. He proposed the Conservation Committee and Board of Directors consider how to move forward in protecting this amenity. OM Rogers reports the demolition of the pool plaster is complete and the tiles will be installed soon. The plaster will be completed later in the spring when temperatures are conducive. The barn fencing is being replaced and the work is being completed by the maintenance team. There are four R&R projects and ten capital projects in 2022; all projects can be reviewed on the 2022 budget.

The Board of Directors approved the following motions:

1. Board Director Turkle moved to approve the ECIA Election Committee's updated "Election Procedures – Effective January 18, 2022" Ver 5.4. The motion was seconded by Board Treasurer Gutierrez and all were in favor.
2. Board Treasurer Gutierrez moved to approve the revised Finance Committee Charter and to appoint the Board Treasurer as member and chair to the committee. The motion was seconded by Board Secretary Sanguinetti and all were in favor.
3. Board Treasurer Gutierrez moved to send the preliminary December 2021 financial information to the CPA to begin the audit process; and to approve the December 2021 financials as complete and to consider the 2021 fiscal year closed. The motion was seconded by Board Director Penczer and all were in favor.
4. Board Treasurer Gutierrez moved to accept the resignation of Daniel Drobnis from the Finance Committee. The motion was seconded by Board Director Caruso and all were in favor. President Monaco expressed appreciation for Mr. Drobnis's extensive involvement and hard work.
5. Board Vice President Sorkin moved to accept the resignation of Fred Raznick and Mary Ellen Donat from the Facilities and Grounds Committee. The motion was seconded by Board Secretary Sanguinetti and all were in favor. Board President Monaco thanked Mr. Raznick and Ms. Donat for their many years of incredible service.
6. Board Vice President Sorkin moved to approve Kim Kiplin as a new member to the Facilities and Grounds Committee. The motion was seconded by Board Director Penczer and all were in favor.
7. Board Secretary Sanguinetti moved to accept the resignation of Paul Ingraham from the Road Committee. The motion was seconded by Board Director Caruso and all were in favor. Board President Monaco expressed appreciation to Mr. Ingraham for his service to the Committee and his work accomplished as a volunteer.

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

1. A variance for 3 Frasco Court was electronically voted on and approved on November 30, 2021 to allow for a portal roofing change using a metal roof that does not match the existing roof style of the home. The motion was affirmed with all Board Members in favor to approve the variance.
2. A variance for 26 Verano Loop to allow a fence to encroach from a maximum of 7 feet into the 20 foot side setback. All Board Members were in favor to approve the variance.

No Old Business

No New Business:

Open Forum:

- Todd Handy addressed the Board and asked why assessments were increased by \$20 if there is an excess in the budget. Treasurer Gutierrez and President Monaco addressed the question by explaining that to maintain a healthy 5-year Replacement and Reserve budget, this small 3.6% increase was appropriate given the 8% increase in inflation. The decision on assessment was based on a five-year forecast which used a base inflation rate of only 3%. The Finance Committee noted that a small increase to that level of inflation would put us under the 5-year fully funded line. Therefore they recommended a \$20 increase.

Board President Monaco moved to adjourn the meeting; Director Penczer seconded and all were in favor. The meeting was adjourned at 7:14 PM.

The next Board Meeting will be held via Zoom on Tuesday, February 15th at 5:30 PM.