

# ELDORADO

## *at Santa Fe*

1 La Hacienda Loop  
Santa Fe, New Mexico 87508  
Office: 505-466-4248

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### **ECIA Board Meeting DRAFT Minutes**

**Tuesday, February 15, 2022  
Via Zoom Media  
5:30 PM**

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 and Jonathan Turkle were present, and a quorum was met. Director James Caruso was absent.

President Monaco reflected on the informative Wildland Fire Town Hall, which took place on February 10, 2022, via Zoom and recorded. President Monaco informed members the Ready, Set, Go! Wildfire Action Plan may be located on the ECIA website by following this link: [Ready, Set, Go!](#) A recording of the Town Hall may be requested through the ECIA office, and a summary of the meeting will be included in March *Vistas*.

General Manager (GM) Julie Navarro introduced HOAMCO staff attendees to include Operations Manager (OM) Michael Rogers, Assistant General Manager (AGM) Jessica Collins, and Office Assistant Ciara Walsh.

The agenda was adopted, and consent agenda items were motioned for approval by Vice President Sorkin, seconded by Director Penczer, and all were in favor. Consent agenda items approved included the General Manager's Report, Covenant Compliance Report, January Board Meeting Minutes, and the Delegation of Authority for the Treasurer or President to sign contracts for previously budgeted projects.

Treasurer Joseph Gutierrez reported that we are doing very well in collections of assessments as of the end of January and that the completed audit of our Financials by Porch and Associates was a clean audit with no exceptions. Our auditor indicated that our audit grade was the best possible result.

The GM reported as of February 14, 2022, \$1.028 Mil, or about 65%, of 2022 assessments have been collected, leaving about \$500,000 outstanding. The office is working on the Annual Report and asked Committees to send 2021 reports to the GM by Friday February 18, 2022.

The OM reported of the 10 capital projects planned for 2022, two have been completed including purchase of the arena implement and installation of the upstairs mini split. Of the five 2022 R&R projects, the barnyard fence has been completed except for staining the wood. The OM will create and maintain a spreadsheet for Board and Committee members to track capital and R&R project progress.

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 following Architecture Committee recommendations were presented to the Board, moved by Architecture Co-Chair John McDermon:

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1. A variance for 59 Monte Alto Road to allow a wall addition to be built that would encroach a maximum of three feet into the 20-foot side setback. All Board Members were in favor to approve the variance.
  2. A variance for 27 Palacio Road to allow for a carport to encroach a maximum of four feet into the 20-foot side setback. All Board Members were in favor to approve the variance.
  3. A variance for 4 Juego Road to allow for an existing wall and a new fence to encroach a maximum of 17 feet into the 50-foot roadside setback. All Board Members were in favor to approve the variance.

The Board of Directors approved the following motions:

1. Board Treasurer Gutierrez moved to adopt the 2021 Financial Audit. The motion was seconded by Board Director Turkle, and all were in favor.
2. Board Treasurer Gutierrez moved to approve the replacement of pool lounge chairs in the amount of \$10,000 from R&R funds from 2030 to the current year. The motion was seconded by Board Vice President Sorkin, and all were in favor.

No Old Business

No New Business

Open Forum:

John McDermon addressed the Board and asked if there plans to be a cloud-based storage function for Committee Members. Mr. McDermon was informed this has been a request from other Committee Members and Board and staff will develop a plan to move forward with this request.

Michael Schneider addressed the Board regarding the Board's ability to mitigate fire risk in the Greenbelts and to educate residents on how to protect their homes. Mr. Schneider was informed the Association cannot mandate owners to protect their homes against fire risk. Mr. Schneider and other residents were encouraged to develop a plan to present to the General Manager to explore further options steps. Additionally, residents may obtain a copy of the Fire Town Hall recording by contacting the ECIA office.

Board President Monaco moved to adjourn the meeting; Board Secretary Sanguinetti seconded, and all were in favor. The meeting was adjourned at 7:29 PM.

The next Board Meeting will be held via Zoom on Tuesday, March 15<sup>th</sup> at 5:30 PM.