

ELDORADO

at Santa Fe

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

ECIA Board Meeting DRAFT Minutes

Tuesday, March 15, 2022

Via Zoom

5:30 PM

The ECIA Board of Directors meeting was called to order at 5:31 PM, held via Zoom, and recorded. President Sal Monaco, Vice President David Sorkin, Secretary Carol Sanguinetti, Treasurer Joseph Gutierrez, and Directors James Caruso and Jonathan Turkle were present, and a quorum was met. Director Erika Penczer was absent.

President Monaco provided an update on a proposed commercial lot split located on corner of Vista Grande and Monte Alto. This belongs to the Miller trust; developer is asking to divide this into two residential lots. Commercial lots do not fall under ECIA covenants, the residential lots would measure about 2.45 acres each. After Monday night's meeting developer agreed to refile their request and have the lots become a part of the ECIA HOA. This request will still need to be approved by the County.

President Monaco introduced HOAMCO staff attendees to include General Manager (GM) Julie Navarro, Assistant General Manager (AGM) Jessica Collins, Operations Manager (OM) Mike Rogers, Office Assistant Ciara Walsh, and Executive Vice President of New Mexico HOAMCO Nigel Burgess.

The agenda was adopted with an amendment to remove the lot split listed under "New Business". Director Caruso added a motion pertaining to Architecture under "Motions" on the agenda. The consent agenda items were motioned for approval by Vice President Sorkin, seconded by Director Caruso, and all were in favor. Consent agenda items approved included the General Manager's Report, Covenant Compliance Report, February Board Meeting Minutes.

Treasurer Joseph Gutierrez reported: Operating budget is in good shape. Budget variance under Community Relations category reflects a payment to web developer for expenses in 2021. All other categories are under budget. Balance sheet reflects a 340K growth from same time last year. We have collected about 85% of receivables as of February 28th. CD coming due next week, this will be reinvested for 6 months at .035% due to low interest rates.

Land Use Dept, Governor signed approval of \$180k for roads and \$60k for school crossing, the only request turned down was for an additional \$350k for Azul paving however we still have plenty of money for Azul. Would like a meeting with County Project Managers, at the end of May to discuss these projects and mutually agree on where ECIA and County believes we need with these dollars.

The GM reported: Annual report is in final approval stages; this will be mailed out to all residents the week of March 21st. Regarding AR and collections, we foreclosed on thirteen liens in 2021, eleven of those have paid

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and only two accounts remain severely delinquent.

The OM reported: Association Reserves will be onsite on March 28th to perform on-site study. Pool Plaster will be installed when temperatures are above freezing for a few days in a row. Proximity cards are in place for all readers, Pool is fully functional, waiting for Dog Park installation, this will require new gates, all required electric is in place. Barn fence is completed. Working on new barn for 2023 project quotes and meeting with Architect. No new vandalism reported.

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 Board of Directors approved the following motions:

1. Board Director Turkle moved to update "Board Liaison Roles" to allow either Board Liaisons, Committee Chairs or Committee Designee to provide monthly reports to the Board of Directors. This motion was seconded by Secretary Sanguinetti and all were in favor.
2. Board Directory Turkle moved to allow an alteration to the 2022 Election Procedures for the Directors' positions, to count only the first 25 votes, due to one candidate running unopposed for two open positions. Motion was seconded by Treasurer Gutierrez, Secretary abstained from the vote. All others were in favor.
3. Board Director Turkle moved to authorize ECIA General Manager (staff) to determine the location of the secure Ballot Box based on current safety protocols. This motion was seconded by Director Caruso, and all were in favor.
4. Board Director Caruso moved allow for variance approval of encroachments by the Architecture Committee effective May 1st, 2022, for a six-month trial period. Homeowners may appeal variance decisions made by the Architecture Committee to the Board. Variances granted will be provided on the Consent Agenda to be approved by the Board at the next Board Meeting. Motioned was seconded by President Monaco and all were in favor.

No Old Business

New Business:

- Lot Split – No additional discussion needed.
- Reopening Community Center – Board has approved re-opening CC for all outside groups. GM will decide on final opening date.

Open Forum:

- James Caruso inquired about the possibility of purchasing additional land. President Monaco explained this would require attorney input.

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Board President Monaco moved to adjourn the meeting; Board Director Caruso seconded, and all were in favor. The meeting was adjourned at 6:57 PM.

The next Board Meeting will be held via Zoom on Tuesday, April 19th at 5:30 PM.