

# ELDORADO

## *at Santa Fe*

1 La Hacienda Loop  
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Office: 505-466-4248

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

**Tuesday, April 19, 2022, 5:30 PM**

The ECIA Board of Directors meeting was called to order at 5:30 PM. The Board met in person, and the meeting was held via Zoom and recorded. President Sal Monaco, Vice President David Sorkin (Zoom), Secretary Carol Sanguinetti, Treasurer Joseph Gutierrez, and Directors James Caruso, Erika Penczer and Jonathan Turkle were present, and quorum was met.

President Monaco noted this was the first in-person Board meeting since Covid safety measures were put into place. In-person meetings will continue as long as Covid numbers remain relatively low. In addition, President Monaco briefly discussed the New Residents Welcome Event scheduled for Sunday, June 5<sup>th</sup>, and the need for additional volunteers across all the committees.

The HOA's liability insurance has been renewed with a 5% increase in premium, which is consistent with what other HOA's are seeing. The concerns over Waste Management continuing to tell residents there is a contract with ECIA has been an ongoing issue and one that is causing frustrations in the community. It was reiterated there is no contract between ECIA and Waste Management, and residents are free to contract with their waste hauler of choice.

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, Communications Coordinator (CC), Rhonda Pierce and Executive Vice President of New Mexico HOAMCO, Nigel Burgess. The newly acquired CC, Rhonda Pierce, explained with her teaching experience and skills she hopes to provide a positive bridge between ECIA goals and community needs.

The agenda was adopted with an amendment by Board Treasurer Joseph Gutierrez to add under New Business a variance request for 6 Sombra Ct. and for discussion pertaining to the March Architectural Board motion allowing the Architectural Committee to approve variances regarding setbacks without Board approval. The consent agenda items were motioned for approval by Director Caruso, seconded by Director Penczer and all were in favor. Consent agenda items approved included the General Manager's Report, Covenant Compliance Report, and March Board Meeting Minutes which can be viewed on the website: "Board and Committees > ECIA Governing Board".

Board Treasurer Gutierrez reported to date, ECIA has spent 18% of the 2022 budget, under the projected 25%. As of this date, \$140K of assessments is outstanding. The cost for three marquees will be higher than budgeted but will be a long-term investment for the community and will be presented to the Board for future discussion. Our cash position is \$316K higher than last year and all indicators are good.

Board Treasurer and County Liaison Gutierrez reported on the ongoing projects in the community with the SF County. The continuation of the Hike/Bike path on Casa Del Oro was completed at the beginning of the year. Though ECIA requested \$30K for a school crossing, SF County awarded \$60K for this project. Treasurer Gutierrez will set up a meeting with SF County to determine the most appropriate plan

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of action for ECIA to match \$20K from awarded State funds.

The GM reported the office is working on 1<sup>st</sup> late notices, and at least fifteen additional payments have collected. As of April 19<sup>th</sup>, there is the outstanding balance was \$98K. Google Workspace went live April 19<sup>th</sup> for all committee, Board and staff members. The office will work with committee members to make sure they understand how it works. The office continues to issue proximity cards to residents. All amenities, except for the Dog Park, will be locked starting May 9<sup>th</sup>; the Dog Park will take longer to get to have the system in place.

The Max Coll Senior Center has been reserved for the Annual Meeting, May 2<sup>nd</sup> at 5:30 PM; this will be an in-person event. Planning continues for the ECIA 50<sup>th</sup> Anniversary and 4<sup>th</sup> of July Celebration. The need for volunteers for the event has been advertised via eBlasts and in *Vistas*. Please contact the office if interested in volunteering; Tana Monaco is the lead resident volunteer.

The OM reported pool re-plaster is scheduled for April 28<sup>th</sup> and 29<sup>th</sup>, and both pools will be inspected on May 10<sup>th</sup>. The ECIA parking lot will receive sealcoat and restripe beginning May 2<sup>nd</sup> and is expected to take approximately a week. This will be done in two sections starting with the Northeast and Northwest areas first. Residents and staff will need to park along the road and use the Hike/Bike path to access the Dog Park and Community Center. A roll-off dumpster has been secured for tumbleweed cleanup on the Hike/Bike trails. The dumpster is currently full from the tumbleweed corral event and will be emptied April 20<sup>th</sup> for use in the Hike/Bike cleanup. The monument has been repaired and bollards ordered. Once received they will be placed around the monument. Drawings for the new barn are in progress. Shade structures at Compadres Park will be installed over the playground equipment used by two-to-five-year old's and for caregiver areas. The Handball Court will be painted and fencing added.

Committee Reports can be reviewed on the ECIA website by accessing the respective Committee's most recent meeting minutes.

The following Architecture Committee variance recommendations were presented to the Board and approved, moved by Director Caruso.

1. 3 Manzano Lane – approval to not have a connecting wall.
2. 24 Cerrado Loop – to add additional square footage above the 18 ft. maximum height requirement. This will match the existing structure. This is a resubmitted variance which previously asked for approval of additional square footage at a height over the existing building due to mechanical connections of the structure. The additional square footage at the variance height will not obstruct neighbor views.
3. 9 Ricardo Road – to allow for a coyote screening fence to be built that would encroach a maximum of 4 ft. into the 20 ft. setback.
4. 16 Chapala Road – to allow for a large accessory structure to be located more than 15 ft. from the home.
5. 11 Domingo Road – to approve a new wood post and wire fence of 380 sq. ft. to exceed the maximum allowed enclosure space on a lot by 380 sq. ft. Approved with the stipulation the fencing be removed at the time of sale. Director Caruso recused from voting.
6. 6 Gualdo Road – to allow for a coyote and metal post and wire fence that fully encroaches the 20 ft. rear setback. Approved with the stipulation that if utilities need access, owner is responsible for

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costs associated access for utility work. Owner states that any replacement or new fencing will be built to covenants. Discussion that fence has existed for possibly 20 years, installed by previous owners. In addition, situations where structures were built by previous owners which do not meet current covenants should be brought to Architectural Committee for documentation in the owners file to avoid future problems.

7. 6 Sombra Court – to allow for a large accessory structure to be located more than 15 ft. from the home.

The Board of Directors approved the following motions:

1. Board Secretary Sanguinetti moved to approve to accept Jürgen Lehmann's resignation from the Conservation Committee. The motion was seconded by Director Penczer and all were in favor.
2. Board Secretary Sanguinetti moved to approve the Stable Amenity Rule XII, Barn Owners/Sharer Liability Insurance, and Appendix VIII, the ECIA Stables Equestrian Liability Waiver and Release Agreement. The motion was seconded by Director Penczer, all were in favor.

No Old Business

New Business:

- Discussion regarding the Architectural Committee setbacks beginning May 1<sup>st</sup>. Regarding the seven variances considered this evening, agreed to play it safe and complete the paperwork to grandfather in. If it is a setback the Architectural Committee will add item to the Consent Agenda for Board approval. The Architectural Committee felt comfortable looking at setback variance requests on a six-month trial. When a member is opposed to a variance, it will not be on the Consent Agenda and will be discussed during the Board Meeting. The variance approval will be stipulated on record when a variance was grandfathered so if questioned, it will be documented.

Open Forum:

- A resident from 53 Cerrado Loop requested clarification regarding the variance request at 24 Cerrado Loop. The variance is additional square footage to the home, not an addition.

Board President Monaco moved to adjourn the meeting; Board Director Caruso seconded, and all were in favor. The meeting was adjourned at 7:05 PM. The Board recessed for Executive Session to discuss legal matters.

The next Board Meeting will be held via Zoom for residents and in-person for Board members on Tuesday, May 17<sup>th</sup> at 5:30 PM.