

ELDORADO

at Santa Fe

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

May 31, 2022, Special Board of Directors Meeting Minutes

The ECIA Special Board of Directors meeting was called to order at 5:01 PM. The meeting was held via ZOOM and recorded. President Carol Sanguinetti, Vice President David Sorkin, Treasurer Joseph Gutierrez, Directors Jonathan Turkle and Erika Penczer were present, and quorum was met.

Vice President Sorkin stated that due to significant health issues the past six months that it would be necessary to step down from the Board. He will remain active as a member of several committees and help with guiding the website. He thanked everyone for allowing him to be a part of the Board.

Director Penczer stated that she has taken on more responsibility with her full-time job and feels the new Board candidates will be able to offer more support to the community at this time therefore she will be stepping down. She would like to join some committees and appreciated being a part of the Board and working with everyone.

President Sanguinetti stated that the resignations would be effective at the conclusion of this meeting and the Board will conduct the business as scheduled and she would like to appoint four new Board members. The Board interviewed five potential Board candidates and felt that there were good options.

President Sanguinetti asked all in favor of appointing Amelia Adair and all were in favor.

President Sanguinetti announced James Herbert Williams as the next to vote on. He comes with HOA board experience from his second residence in Arizona. All were in favor.

President Sanguinetti announced Mary Bonilla as the next candidate. She also comes with prior HOA board experience. All were in favor.

President Sanguinetti announced Jonathan McLaughlin as the final candidate. He is on several boards in a professional role and specializes in strategic planning which is a great skillset for this Board. As a younger resident and expecting his first child, he brings a family perspective to the Board. All were in favor.

President Sanguinetti opened discussion to the Board related to closing of the Preserve from a liability standpoint. The Board and Conservation Committee has received emails from the Membership regarding the closure or non-closure of the Preserve. There are arguments on both sides and the Conservation Committee is split. High Fire Danger signs have been placed at the trailheads. ECIA has signs available that say the Preserve is Closed Due to High Fire Risk should they be needed.

Director Turkle reported that agencies are cautious about giving recommendations and other organizations are in a similar situation. Enforcement is an issue for other lands that have been closed. The county sheriff's office may not be able to take on additional trespassing calls and ECIA cannot enforce closing the Preserve. Director Turkle

ELDORADO

at Santa Fe

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

reached out to Santa Fe County representatives to determine what support they may offer. The Conservation Trust for the Galisteo Basin Preserve closed theirs mostly due to the concern of the pressure that would be put on the lands due to increased usage.

Incoming Vice President Adair stated in general, anyone who is not an Eldorado resident is already trespassing and there are no trespassing signs posted. There is a New Mexico Limited Liability Recreational Use Statute, which does limit our liability and we are not liable for injuries to anyone who is not an Eldorado resident. There are two separate questions, are we liable if someone injures themselves in the preserve, versus are we liable if someone else starts a fire in the preserve that then causes injury outside.

President Sanguinetti opened the meeting for Membership discussion:

There was a lengthy discussion held between ECIA Board members and residents regarding the pros and cons of closing the Preserve trails due to high fire danger.

Items addressed in favor of closing the Preserve included protecting the amenity and safety of the residents and the possibility of only closing on weekends. Questions of will this reduce the liability, will law enforcement be able to monitor the parking lots for those trespassing and who will monitor the Preserve need answers.

Considerations for keeping the Preserve open included if there are less eyes on the ground this will allow those who are trespassing, cutting trees, driving ATV's, camping, and starting potential fires to go unnoticed.

Liability is an important factor for both closing the Preserve or keeping it open during this unprecedented high fire risk season. GM Navarro is awaiting a response from the insurance representative for further explanation.

Additionally, the possibility of stewardship was discussed. If stewards were to be used, who would they report to and what items would they report on?

The primary responsibility of the Board is to ensure well-being of the residents and then preserving amenities. No decision was made during this meeting and once the new appointed Board has obtained their roles, they will continue the discussion to move toward a decision. An organizational meeting will be scheduled to secure director roles.

Vice President Sorkin motioned to adjourn, and Director Penczer seconded.

President Sanguinetti thanked Vice President Sorkin and Director Penczer for their service.

Motion to adjourn at 5:54