

ELDORADO

at Santa Fe

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

May 24, 2022, Board of Directors Meeting Minutes

The ECIA Board of Directors meeting was called to order at 5:31 PM. The meeting was held via ZOOM and recorded. President Carol Sanguinetti, Vice President David Sorkin, Treasurer Joseph Gutierrez, and Directors Jonathan Turkle and Erika Penczer were present, and quorum was met. HOAMCO staff present included General Manager (GM) Julie Navarro, Operations Manager (OM) Michael Rogers, Assistant General Manager (AGM) Jessica Collins, Office Assistant Ciara Walsh, and Communications Coordinator (CC) Rhonda Pierce.

Board President Sanguinetti stated the Board interviewed four potential Board candidates; all candidates were good options, and the Board is looking forward to having full Board appointment by the next Board meeting. Potential candidates may continue to send applications to GM Navarro by Thursday, May 26th at 4 PM. Three candidates will be appointed to the Board following interviews.

The agenda was adopted with an amendment by Board President Sanguinetti to include two additional motions. Vice President Sorkin moved to approve the consent agenda items, seconded by Director Penczer, and all were in favor.

Treasurer Gutierrez reported the association has collected 95.5% of 2022 billed assessments, an excellent collection rate. The association has spent 4% of the budget at the end of April, under budget by 33%. Expenditures will increase when the pool opens. ECIA's cash position at the end of April is \$315,000 higher than in April of 2021. ECIA continues to have strong financial health while maintaining a 5-year replacement and reserve budget.

County liaison Gutierrez attended a meeting on May 9 with the Division Director for the County Road Department Brain Snyder along with James Mason, Olivia Romero, Ivan Trujillo, Mike Rogers, Amelia Adair, Hank Hughes, Kerry Olsen, PJ Montano and Jonathan Turkle. \$100,000 has been allocated for Hike and Bike trails, \$94,000 was spent for the trail at Casa del Oro, which was finished late last fall. \$130,000 allocated for Azul trail, and \$200,000 for the Torreon to 285 trail which was reallocated, at the session that just ended, with different language to encompass different trails within Eldorado and can be used for Camino Azul trail which is a priority in ECIA. The County finished two alignment studies, the Camino Azul Trail and 285 to Torreon Trail. The county and ECIA will set up a meeting within the community in the next two to three weeks regarding the Azul trail. The study shows the estimated cost is a little over \$900,000 for 1.2 miles of trail. We will be looking to the county and state to assist with funding. The meeting will be hosted in Eldorado for the county to talk about the trail, hopefully there will be support. There will be obstacles which will be covered in the meeting. James Mason made a presentation to the county regarding ideas for drainage issues and clearing culverts in Eldorado. Jonathan Turkle talked about a GIS project he and Ivan will be working on in Eldorado. ECIA continues to have a great relationship with Santa Fe County. The Azul trail project has a good momentum going on and the community meeting for this should be held in late June or early July.

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GM reported as of today, only \$52,000 is outstanding from the almost \$1.6 million billed out. Liens were filed the first week of May on the outstanding accounts according to ECIA's collection policy. Since then, a lot of accounts have paid. Proximity cards have been a motivation for delinquent accounts to pay so they may have access to the amenities. The Community Center is now open through the weekend for residents to pick up their cards.

OM reported there is one project left for the year, the Community Center walkway. A vendor will be out May 25 for a quote. All Reserve and Replacement projects will be complete after that.

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.

1. 2 Avenida Vista Grande – to allow a 7-foot privacy fence, providing screening of a hot tub on a heavily used road. Variance was granted for 1 foot over the 6-foot maximum as this is the minimal height required on the westside of the home to provide screening on a busy road.
2. 12 Estambre – to allow a small accessory dwelling 17.8 feet from home. Variance was granted as this is the most screened and logical location for the dwelling which will be behind fencing.

The Board of Directors approved the following motions:

1. Treasurer Gutierrez moved to approve Dog Park mulch 2023 Replacement and Reserve to 2022 for \$9500. The motion was seconded by Director Turkle. All were in favor.
2. Director Turkle motioned to accept the resignation of Kathie Graham from the Election Committee. Kathie Graham was of great service to the community and served for over 20 years. The motion was seconded by Treasurer Gutierrez. All were in favor.
3. President Sanguinetti moved to add German Gloria as new member to the Road Committee. The motion was seconded by Director Turkle. All were in favor.

No Old Business

New Business

- President Sanguinetti announced a New Resident Welcome Event on June 5, committee members, organizations and clubs will have tables set up to meet with residents.
- Director Turkle announced a GIS contract was signed with All Points GIS for mapping the greenbelts. This will start with Pueblo Canyon Park and help with erosion control. Plat maps can be uploaded for comparison with county maps. We are investigating with the county traffic manager for public works, an app to help locate and assess culvert damage in community.

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Open forum:

James Mason addressed a question to the Conservation Committee. Can some of his colleagues do a walkthrough of the trails? Archeologists can be sent out to search for artifacts, as there is evidence of ancient Puebloans on the 200 and 401 trails. They can do a walk through for assessing potential issues. James will follow up and give Jonathan update by end of week.

James Mason also spoke on small lawn mowers which can throw sparks that can initiate fires. There is an alternative, a weed whacker with synthetic lines. Can we incorporate these guidelines into recommendations for residents? Director Turkle will speak with the Conservation Committee and fire department to look into recommendations.

James Mason asked the Stables chair, Amelia Adair, are there enough trailers to get all horses out of Stables in case of emergency evacuation? Amelia stated, "no. Some do not have trailers, and would need to make arrangements with a trailer buddy or walk horses out."

James Mason asked Director Turkle about the GIS work and culvert damage, how can we work together? Director Turkle agreed to arrange a meeting to see how they can help each other with this project.

A resident from 32 Camerada Rd. asked Director Turkle about the Camerada Loop trail, and what the ideas are for alignment. The trail mostly goes down to a fence and to the right to the greenbelt at Gallina Park. Why so much interest in the small trail? Director Turkle stated that he would need to get back to her with an answer for this as he was not at the last meeting due to an emergency. In addition, the resident also inquired about the spring in an area considered marsh, at the north end of the preserve, small strip of land that does not belong to us but to the Santa Fe Conservation Trust, a nonprofit land group, where the spring occurs. Back in the 80s that spring would be monitored for water, to develop the property. Nothing has been done since the non-profit purchased it, and we don't know if there are plans for the land. President Sanguinetti asked the resident to follow up with Conservationchair.com regarding the Camerada Loop. The resident asked if this will cross state trust land. President Sanguinetti responded that she is not aware of any plans for new trails at this time.

A resident from 53 Cerrado Loop asked that as the new board proceeds to change monthly meeting times from 5:30 PM to later in the evening? She felt that there would be more participation if meetings were moved to a later time.

A resident from 14 Tarro Rd. thanked Jonathan McLaughlin, James Herbert and Amelia Adair for their impressive bio's and for showing up to tonight's board meeting. Showing up is important and wished them the best on their potential appointments. President Sanguinetti stated that she was excited about what the new board would look like.

Motion to adjourn at 6:43 and moved to Executive Session to discuss legal matters.