

# ELDORADO

## *at Santa Fe*

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

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### ECIA Board of Directors Meeting Minutes

Tuesday, June 21, 2022

Via Zoom

5:30 PM

The ECIA Board of Directors meeting was called to order at 5:32 PM, board met in person and held via Zoom and recorded. President Carol Sanguinetti, Vice President Amelia Adair, Treasurer Joseph Gutierrez, and Directors Jonathan Turkle, James Herbert Williams and Mary Bonilla were present, and a quorum was met. Secretary Jonathan McLaughlin was excused.

General Manager (GM) Julie Navarro, introduced HOAMCO staff attendees: 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.

A motion was added to the agenda by Director Turkle, regarding adding Preserve guidelines into posted policy. All were in favor.

The agenda was adopted, and the consent agenda items were motioned for approval by Vice President Adair, and seconded by Treasurer Gutierrez, all were in favor. Consent agenda items approved included the General Manager's Report, Covenant Compliance Report and the following Minutes: May Board Meeting, Special Board Meeting and the June Organizational Meeting.

Treasurer Joseph Gutierrez reported: Operating budget is currently at 32% and was projected at 41%, at this point we are underspending. The collection rate of HOA dues is great, with only 1.8% outstanding. Work is starting on the budget process for 2023 and will be submitted to the Board.

Treasurer Gutierrez and Director Turkle spoke with Olivia Romo, Services Liaison for Santa Fe County, regarding the Sheriff's Department making rounds at the Preserve parking lots, regardless of open or closed status. Maps will be provided to deputies so that they may assist with monitoring for vandalism.

The GM reported: The office is working on accounts receivable. Unpaid accounts will be sent to the attorney for collection. Efforts to reach delinquent accounts by phone resulted in some accounts paying. To date, there are 14 accounts that we have not been able to reach, those will be forwarded to the attorney for demand letters. There are eight accounts from last year that lawsuits have been filed on for nonpayment. Releases have been made on liens that have been paid. AGM Jessica Collins is moving and leaving her position with ECIA and transferring to a HOAMCO office in Albuquerque. Ciara Walsh will be promoted to Executive Assistant and interviews will be conducted for a new front office person.

The OM reported: All of the R & R projects have been completed for the year including the new concrete for the walkway into the Community Center. OM Rogers and a new resident of Eldorado, who designs disc golf courses, toured the Community Center grounds. The resident provided a study of where a 9-hole disc golf course, suitable for players of all levels, could be installed. The areas used will be at and around the Community Center grounds. It

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will start by the parking area and end by the parking area. This project was already approved and budgeted for 2022 and could be in place by year-end. The disc golf course will not use any greenbelt space.

The OM also reported there is clarification from the Fire Department on the greenbelts and the concern about tumbleweeds blowing from the greenbelts into residents' yards. OM Rogers had a meeting with Wallace Sparks from the Santa Fe County Fire Department, Fire Prevention and Risk Reduction Department, who clarified for us that the county had incorporated the International Fire Control 2015 into their fire control and section 304.1.1 "Waste Material", talks about open space. Our greenbelts are not considered open space per the fire department, they are considered Wild Space. The Wild Space equals wildlife and vegetation. Since all we do is maintain the trails in four of those greenbelts, they are not considered maintained by ECIA, they are Wild Space. Therefore, homeowners are responsible for the weeds that come up into their properties. Director Turkle and Vice President Adair agreed that further discussion is needed with the attorney on this matter.

Pool Manager Report: Given by the GM – swim lessons have started and everything is going well at the pool.

The General Manager's Report, Treasurer's Report, County Liaison Report, and Committee and Task Group Reports can be found under the Board and Committees tab > ECIA Governing Board > Board Meeting Reports, on the ECIA website.

President Sanguinetti gave an update from the website taskforce: Vistas, documents and community event flyers continue to be added to the website. Outside attacks on the website continue, however, our data is safe.

Director Turkle gave an update on the GIS project related to comparing our community plat maps with the county parcel maps, Pueblo Canyon marker coordinates and the GIS data sharing agreement with Santa Fe County for a culvert drainage and field application.

The following Architecture Committee variance recommendations were presented to the Board and approved.

1. 17 Chusco Road – to allow for a new shed that is 9.5 ft. tall and more than 15 ft. from the home. The shed is replacing an older shed in the same location. A fence shall be installed to provide screening. Moved by Vice President Adair, seconded by Treasurer Gutierrez, five were in favor, one opposed.
2. 3 Antigua Place - to allow for an unconventional garage door. Initially approved by the Architecture Committee but denied by the board due to non-procedural compliance. Owners agreed to a reduction of the wattage of the interior lighting, limiting motion sensor time on the outside and tinting the glass. Moved by Vice President Adair, seconded by Director Turkle, all were in favor.
3. 12 Jornada Loop – to allow for a new home to be built at a height of 21 ft. tall, 3 ft. over the maximum allowed height. This was the minimum height that the home could be built due to the site sloping. Neighbors within 300 ft. of this property were notified and there were no objections. Moved by Treasurer Gutierrez was seconded by Vice President Adair, all were in favor.

No Old Business

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### New Business:

- A Board Orientation Meeting will need to be scheduled once Secretary McLaughlin returns
- Explore establishing a schedule for Committee Orientation Reports
- Vice President Adair proposed creating a Charter for a Volunteer Retention and Recruitment Committee. This is a request for the Board to gather input from the committee chairs and the membership for feedback.
- Director Turkle moved that the ECIA Board of Directors “approve posting for Membership review and comment a draft policy for the regulation of the Eldorado Preserve: The proposed policy would combine the previously approved Rock Climbing in the Preserve policy 21-07-20 with additional regulations to be incorporated into existing resources such as the Eldorado Preserve brochure, website, and the permanent signage in the Preserve as soon as possible.” The Board will take two weeks to review and make recommendations before it goes before the Membership for input and final vote by the Board. Director Turkle will identify which current published guidelines would be converted to policy and send the information to Board members for review. This Motion was moved to Task status for further action.

### Open Forum:

- A resident from 9 Torneo Rd. – requested clarification regarding the Sheriff’s Department making rounds at the Preserve parking lots. Treasurer Gutierrez stated the Sheriff’s presence would be part of their routine patrol to make sure everything is fine and to monitor for vandalism. In addition, the resident noted concerns about the pool closure and walkers on Azul Rd. related to the county project.
- A resident from 10 Fonda Ct. – addressed concerns about greenbelts being an invasive species wasteland. Neighbors are not aware of how bad the tumbleweeds are at the far ends of their properties. Collaboration is needed to address the issue. In addition, the resident has concerns regarding how the Wine and Weeds event is promoted using alcohol in the name and a possible liability concern regarding the promotion of consuming alcohol while participating. Vice President Adair stated that ECIA does not provide any alcohol or food for this event and will discuss this with the Stable Committee.

President Sanguinetti moved to adjourn the meeting; Director Bonilla seconded, and all were in favor. The meeting was adjourned at 8:00 PM.

The next Board Meeting will be held via Zoom for residents and in-person and Zoom for Board members on Tuesday, July 19<sup>th</sup> at 5:30 PM.