

# ELDORADO

## *at Santa Fe*

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

---

### ECIA Board of Directors Meeting Minutes

Tuesday, July 19, 2022

Via Zoom

5:30 PM

The ECIA Board of Directors meeting was called to order at 5:31 PM, board met in person and held via Zoom and recorded. President Carol Sanguinetti, Vice President Amelia Adair, Treasurer Joseph Gutierrez, Secretary Jon McLaughlin, and Directors Jonathan Turkle, James Herbert Williams and Mary Bonilla were present, and a quorum was met.

General Manager (GM) Julie Navarro, introduced HOAMCO staff attendees: Executive Assistant (EA) Ciara Walsh, Communications Coordinator (CC) Rhonda Pierce, Pool Manager (PM) Kevin Raphael and Administrative Assistant, (AA) Michelle Villegas, a new employee.

President Sanguinetti announced a change for motions regarding policy changes going forward. These will be posted to the website at least 48 hours prior to the board meeting. This will allow all members to comment on them prior to the Board voting on them. The logistics for this is in progress and will be announced when ready. Residents are asked to send an email to the Board President and copy the GM when commenting on policy changes. Residents will have an opportunity to speak their concerns at the Board meeting when the motion is voted on.

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 June Board meeting minutes.

Treasurer Gutierrez reported for the end of June ECIA has spent 43% of the budget and at this point, we are 7% under budget. At the end of June there was \$12, 819 of outstanding receivables for the 2022 billing year. What is outstanding is 8 tenths of 1%. The collection rate of HOA dues has been outstanding. Our cash position is \$261,000 more in cash compared to this time last year and our cash position is good. This month a CD valued at a little more than \$200,000 came due, it was reinvested in another 6-month CD at 1.175% which is a higher interest rate than the previous one and it is expected that rates will be increasing after this 6-month CD is up. GM Navarro made the first presentation on next years budget and at this point it is on track to be similar to this year's budget. Subcommittees have not submitted their budgets yet, things could come up, but it is expected they will be in line with this year.

Treasurer Gutierrez stated that there was nothing to report on from Santa Fe County and that he was still waiting for follow-up on a scheduled meeting for the Azul Trail.

The GM reported that she is forecasting through the end of the year that \$130 thousand will be transferred from the remaining operating budget to the reserve account and a flat budget is expected for 2023. EA Walsh has been certified as a Notary, so there will be two on staff. Operations Manager Mike Rogers is on vacation, so there is no OM report. Maintenance has been working on the stable course and mowing on the Hike and Bike trails has begun.

# ELDORADO

## *at Santa Fe*

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

PM Kevin Raphael reported that the New Mexico Department of Health contacted ECIA on July 18, 2022, regarding a member who swam at the pool on July 2 and tested positive for *Cryptosporidium*, often referred to as Crypto, on July 6. The pool was immediately closed upon receiving this information. NMDH was on-site on July 19 and met with PM Raphael. NMDH requires pools to be treated with higher-than-normal levels of chemistry (shocked) when possible exposure to Crypto occurs. The chemistry levels are documented every two hours and reported to NMDH. After the required amount of time at the high levels, the chemistry is brought back down to levels safe for swimming and the pool may then reopen. It is expected that pool will reopen on July 21. There have been no other reports of residents diagnosed with Crypto, the lifeguards have been continuously in the pool over the past several weeks with no symptoms, and all the children have been in attendance for the swim lessons. It appears that this has been an isolated incident and is unlikely the resident acquired this at our 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 task force: Phase 1 is done and the next item is to see what can be done to get a members-only login, and if it could be the same as member's HOAMCO login, which will allow members to access all of their information. President Sanguinetti will be working with the website developer Garret Vreeland and CC Rhonda Pierce for this.

Director Turkle gave an update on the GIS project: most parcel lines are off by 20-30 ft. and not in a consistent direction. Greenbelts do not often line up which is a good reason to do this project. The goal is to improve the reliability of the maps and to work in conjunction with the county which will help the culvert project.

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

1. 13 Cagua Road – to allow for a variance for renovations and improvements to an old coyote fence. The existing fence was put in over 10 years ago by the previous owner. Moved by Vice President Adair, subject to the guidelines set for coyote fencing. Seconded by Director Turkle, all were in favor. This variance request was approved
2. 1 Caliente Place - to allow for water cisterns to be screened by being painted to match the color of the home. The Architectural Committee does not recommend approval as requested as this does not bring the cisterns into architectural guideline compliance. The resident was not aware of the policy when the cisterns were put in place 5 years ago. VP Adair moved to table the motion to give the owners time to find additional solutions to the variance and modify the request to bring this into architectural guideline compliance. Moved by Vice President Adair, seconded by Director Turkle, all were in favor.

Old Business:

- Director Turkle updated the Board on where they are at in the process of the call for comments on the Preserve policy motion and suggested that when the feedback gathering is completed that the information be turned over to the Conservation Committee for further evaluation and recommendations.

# ELDORADO

## *at Santa Fe*

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

---

### New Business:

- VP Adair gave a Bylaws overview to new Board members.
- Secretary McLaughlin discussed opportunities to find out the demographics of the Eldorado community, what they care about and ways to seek input through various surveys.
- President Sanguinetti discussed the possibility of reinstating board working sessions. No decisions would be made at these meetings, but it would be time for Board members to discuss topics. Working sessions would be open to members and would help streamline the official board meetings and make it easier for residents to be heard without all the back and forth discussion on non-voting motions.
- Vice President Adair discussed the proposed Charter for a Volunteer Retention and Recruitment Committee. Discussion led to this potentially becoming a task force instead of a new committee.
  - A resident from 53 Cerrado Loop questioned whether volunteers are not best recruited from the positive experiences they have with a particular committee and feels that we do not need to add another committee, but perhaps an ad hoc committee to see how we can best recruit for the board.
- John Gervers, Tree Samaritans – work will be starting in August to maintain the trees on the county right of way areas on 33 miles of paved roads. They remove dead trees, limbs, shape and trim trees on corners to improve visibility at intersections.
- President Sanguinetti discussed the idea of instituting a fine schedule to discourage residents from asking for forgiveness versus asking for permission according to the established guidelines and covenants. VP Adair stated we have a Compliance policy that has worked remarkably well, but a lot of time and money is spent on attorney fees. A fine schedule would be part of a Compliance Plan; communicate, educate, enforce and that fines would be the end of the compliance process. This would eliminate the need for a lot of attorney fees. VP Adair suggested that a task force should be established to work with the Architectural Committee to support their compliance work.
- GM Navarro stated that the Finance Committee met earlier in the day and agreed to allocate additional funds, with Board approval, to pay for the use of the roll-off for residents to use to dispose of tumbleweeds only. This is estimated to cost \$300 for each pick-up and is anticipated that this will require three extra pickups for Aug. All Board members agreed.

### Open Forum:

- A resident from 21 Altura Rd. stated that he disagreed with the recent article in Vistas regarding mowing and weed whacking. This does not reduce a fire hazard. He stated that he is a botanist and is disappointed in that the residents of Eldorado do not support the native flora of Eldorado, there are better ways to naturally manage one's property.

President Sanguinetti asked for a motion to adjourn the meeting, Secretary McLaughlin moved and Director Williams seconded, all were in favor. The meeting was adjourned at 8:23 PM.

The next Board Meeting will be held via Zoom for residents and in-person and Zoom for Board members on Tuesday, Aug. 16<sup>th</sup> at 5:30 PM.