

ELDORADO

at Santa Fe

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

ECIA Board of Directors Meeting Minutes

Tuesday, September 20, 2022

Via Zoom

5:30 PM

The ECIA Board of Directors meeting was called to order at 5:30 PM, board met in person and held via Zoom and recorded.

Roll Call: President Carol Sanguinetti, Vice President Amelia Adair, Treasurer Joseph Gutierrez via Zoom, Secretary Jonathan McLaughlin via Zoom, Director Jonathan Turkle and Director James Herbert Williams via Zoom were present. A quorum was met. Excused: Director Mary Bonilla.

HOAMCO staff attendees: General Manager (GM) Julie Navarro, Operations Manager (OM) Mike Rogers, Architecture and Compliance Coordinator (ACC) Mark Young via Zoom, Communications Coordinator Rhonda Pierce, Executive Assistant Ciara Walsh.

Changes to the agenda: President Sanguinetti announced two motions to be added: to add David Sorkin and Mike Busby as members to the Facilities and Grounds (F&G) Committee. All agreed to the agenda changes.

The agenda was adopted and the consent agenda items were motioned for approval by Director Turkle and seconded by Treasurer Gutierrez, all were in favor. Consent agenda items approved included the General Manager's Report, Covenant Compliance Report, August Board meeting minutes and the Adoption of the Stable Rule for Horse Evacuees.

Treasurer Gutierrez reported: as of August 31st, ECIA has spent 63 % of the budget. No budget shortfalls are expected. Less than .004 % is outstanding for assessment collection. Next month discussion will occur with the Board about adopting the 2023 budget. There is no assessment increase for next year, but the budget has changed.

Treasurer Gutierrez, County Report: The SF County legislative grants for Eldorado have not yet been sent to the county. We currently have SF County money authorized for Hike and Bike trails, the Azul project is still on the list, but there is a need for the 1.3 miles of the Compadres trail to be paved for safety reasons.

GM Navarro: 2023 R&R expenses include: replacing the Kubota tractor, Toro mower, classroom floor, pool vacuum, icemaker, stove, refrigerator, and a full kitchen remodel. 2023 Capital Improvement projects include license plate reader, pump track, equipment for the stable, dog park entry system, parking lot speed bump and a new maintenance facility building. A Town Hall will be scheduled for early Nov. to discuss the 2023 budget. The budget and 2023 assessment invoices will be mailed out in early Dec.

OM Rogers: A new maintenance facility building is scheduled to be built in 2023 where the old ranch house was torn down. This will allow maintenance to store all vehicles in the new facility and include a storage space for Santa Fe Search and Rescue. The existing barn will be converted into a large meeting space in 2024.

Amended Motion: Director Williams motioned for David Sorkin to be added as an F&G Committee member and

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for Mike Busby to be added as an F&G Committee member upon his third committee meeting on Oct. 5. Director Turkle seconded, all in favor.

The General Manager's Report can be found on the ECIA website under Contact > Management, then scroll down. Committee and Task Group Reports can be found under the Board and Committees tab.

President Sanguinetti gave an update from the website task force and Director Turkle gave an update on the GIS project.

The following Architecture Committee variance requests were presented to the Board

- 19 Verano Loop – to allow for a small accessory structure (greenhouse) to be located 74 ft. from the home. The Committee recommends approval since it would prevent the removal of mature trees and is in a fenced enclosure providing adequate screening. All were in favor.
- 13 Bosque Loop. - to allow for their current garage to remain at 18 ft. 3 in. The garage was approved at the time of construction in 1994 and this is grandfathered in. All were in favor.
- 7 Estambre Place – to allow for a new garage to be located 25 ft. from the home. The Committee recommended approval with the stipulation the stucco match the existing home and the external lighting face downward. The resident has provided the Committee with the plan for the required connecting coyote fence. All were in favor.

Old Business: Tabling Environmental Stewardship action, an article in Vistas is coming out asking for volunteers, this has been moved to the October meeting. Volunteer Retention and Recruitment - VP Adair would like for the community to have input prior to voting on it.

Time was allowed for New Business and Open Forum. President Sanguinetti asked for a motion to adjourn the meeting, Vice President Adair moved, Director Turkle seconded, and all were in favor. The meeting was adjourned at 7:49 PM.

The next Board Meeting will be held in person and via Zoom on Tuesday, Oct. 18th at 5:30 PM.