

# ELDORADO

## *at Santa Fe*

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

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### Draft ECIA Board of Directors Meeting Minutes

Tuesday, November 1, 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, Directors Jonathan Turkle, James Herbert Williams and Mary Bonilla were present, and a quorum was met. Secretary Jonathan McLaughlin was excused.

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

The agenda was adopted, and the consent agenda items were motioned for approval, all were in favor. Consent agenda items approved included the General Manager's Report, Covenant Compliance Report and October Board meeting minutes.

Treasurer Gutierrez reported: as of the end of October, ECIA has spent 77 % of the budget. Less than .0036 % is outstanding on receivables. Our financial health is really strong. A Budget Town Hall was held Nov. 7 and was well attended.

Treasurer Gutierrez, County Report: A meeting with the County was held Nov. 14 to discuss the funding for the Hike and Bike trails, roads, drain study, GIS study and funding requests to the legislature. For the Hike and Bike trails, the agreement with SF County is that they would fund and put in the trails, ECIA would maintain them, and the County would repair and replace. A study will be done to see what repairs are needed. The Azul project will move into the design phase next year, committee meetings will be held, and info will be put out to residents when available. In addition, \$60,000 has been allocated for a school crossing and that work should begin in the spring.

GM Navarro: All Capital improvement projects are complete except for the tabled items: the gate at the entrance to the Community Center parking lot, and the marquees.

OM Rogers: 1 handball court to be painted. One camera will be added to the patio area at the Community Center to provide additional coverage. All Reserve and Replace projects have been completed. The last Capital project at the arroyo near the stables will be completed tomorrow.

The General Manager's Report can be found on the ECIA website under the Board & Committees tab> ECIA Governing Board> in the Documents section > Board Meeting Reports.

The Board of Directors approved the following motions without any objections:

1. Treasurer Gutierrez moved to authorize any remaining 2022 Operating Fund surplus to be transferred at the end of Year 2022 to the Replacement Reserve. The motion was seconded by VP Adair.

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2. Treasurer Gutierrez moved to add Russell Winslow as a member of the Finance Committee. The motion was seconded by Director Bonilla.
  3. Treasurer Gutierrez moved to remove funding for license plate readers from next year's capital projects and distribute those capital funds between the proposed Maintenance Facility and Contingency. Seconded by Director Bonilla.
  4. Treasurer Gutierrez moved to adopt the Finance Committee's recommendation of the budget draft V.7. The motion was seconded by Director Williams.
  5. Director Turkle moved to update the Preserve Policy to include "dog owners are encouraged to keep their dogs leashed". The motion was seconded by Treasurer Gutierrez.
  6. Director Turkle moved to add Anne Salzmann as a member of the Election Committee. The motion was seconded by VP Adair.
  7. Director Turkle moved to approve the revised ECIA Election Procedures recommended by the Election Committee. The motion was seconded by Director Williams.
  8. Director Turkle moved to approve the revised ECIA Board Nomination Petition. The motion was seconded by Director Williams.
  9. Treasurer Gutierrez moved to support Santa Fe County's priority for using hike/bike funding to pave the 1.3-mile section of the Avenida De Compadres hike/bike trail. The motion was seconded by VP Adair.

President Sanguinetti gave an update on the website. GM Navarro shared that soon a login portal on the website will include all the financial documents and other items that should be for the membership only. This new feature will be presented to the Board at the Jan. meeting and then be made available for resident use. Director Turkle gave an update on the GIS project. VP Adair outlined what the Volunteer Retention Recruitment Committee would look like.

The following Architecture Committee variance request was presented to the Board:

- 19 Verano Loop – to approve the revised variance request for a greenhouse located more than 15 feet from the home. Approved, as this is located inside the fence and not visible to neighbors.

Old Business: Covenant and Compliance Policy update – VP Adair: our Compliance Policy is old and needs to be updated. A task force should be put together to look at updating our policies, like how our Bylaws are updated.

New Business: Facilities and Grounds Committee Chair Kathy Ritschel presented a PowerPoint on 2022 F&G projects. Next steps to follow up on the Budget Town Hall - VP Adair: Capital Project request information should be easier to find on the website for the membership.

Open Forum: A resident wanted to bring attention to the AES solar project that has been proposed on the property west of Eldorado. Although this is not a Board or ECIA item, residents can find out more information by contacting [SantaFeCounty4ResponsibleSolar@yahoo.com](mailto:SantaFeCounty4ResponsibleSolar@yahoo.com).

President Sanguinetti asked for a motion to adjourn the meeting, VP Adair moved, Director Turkle seconded, and all were in favor. The meeting was adjourned at 7:51 PM.

The next Board Meeting will be held in person and via Zoom on Tuesday, Jan. 17<sup>th</sup> at 5:30 PM.