

ELDORADO

at Santa Fe

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

Draft ECIA Board of Directors Meeting Minutes

Tuesday, January 17, 2023
Via Zoom and In-Person in ECIA Classroom

The ECIA Board of Directors meeting was called to order at 5:32 PM and held in-person and via Zoom. The meeting was recorded for minute taking purposes.

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

HOAMCO staff attendees: General Manager Julie Navarro, Operations Manager Mike Rogers, Architecture and Compliance Coordinator Mark Young, Executive Assistant Ciara Walsh, HOAMCO Vice President of Operations Michael Franciosi, and HOAMCO Community Manager Jessica Neal was present for minute taking purposes.

Consent Agenda items were motioned for approval and was unanimously approved. Vice President Adair requested to amend the agenda to include a third motion to add a member to the Stable Committee. The agenda was unanimously approved with the amendment.

Treasurer Gutierrez reported on the fiscal year end financials and stated there was less than 1% of assessments not collected in 2022. \$260K was budgeted to be transferred to reserves at the end of the fiscal year, but nearly \$336K was transferred. Year end transfer to reserve for 2023 is budgeted to be less than 2022.

Santa Fe County Liaison Gutierrez reported he is scheduling a townhall with the Sherriff to discuss community and County issues, including zoning for the maintenance building and community safety. ICIP requests to the County will be sent to request more money for the Azul Trail.

The General Manager's Report can be located on the ECIA website, Board & Committees > ECIA Governing Board > Board Meeting Reports. It was reported Jessica Neal, formally Jessica Collins, will be returning to the team in March as the Director of Communications.

Operations Manager Rogers reported the County rezoned the 29 acres of the Community Center as residential and will be working with the Architecture Committee and Santa Fe County to have it rezoned back to commercial in order to move forward with the maintenance facility and pump track. Replacement and Reserve projects for the year include replacement of the Kubota, Toro mower, classroom floor, pool vacuum, ice maker, kitchen remodel, and the island xeriscape. Capital projects include speed bumps at the Community Center parking lot, Dog Park entry system, and Community Center patio cameras.

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

1. Treasurer Gutierrez moved to approve the 2022 financial statement for submission to the auditor. The motion was seconded by Vice President Adair, and the motion was unanimously approved.
2. Vice President Adair moved to appoint an ECIA Covenant Compliance task force to edit and revise the policy. The task force will include Amelia Adair, Taylor Ward, Mark Young as staff liaison and ACC members who will be appointed at the February Board meeting. Motion was tabled until the next Board meeting.
3. Vice President Adair moved to appoint Frank Tadeo to the Stable Committee. Director Turkle seconded the motion; the motion was approved unanimously.

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

- 4 Carlito Road – Variance request to not have a fence screen a solar array. The Architecture Committee recommended disapproving the variance due to a lack of supporting documentation. The variance was unanimously disapproved.

No Old Business

New Business:

- Vice President Adair presented on the HOA Skills workshop. The PowerPoint presentation can be viewed on the ECIA website: Board & Committees > ECIA Governing Board > Documents. The next workshop will be held Feb. 8 at 6 PM at the Community Center classroom. Please RSVP to Jessica at jneal@hoamco.com.
- Vice President Adair will be presenting Social Media Regulations for approval by the Board of Directors at the next meeting.

Open Forum:

- 32 Camerada Road: Inquired if the Camerada Loop access trail is on the 2023 project list. The resident was encouraged to bring the question to the next Conservation Committee meeting.

With no further Board actions required, Director Herbert Williams moved to adjourn the meeting. The motion was seconded by Director Bonilla and the meeting was unanimously approved to adjourn at 7:32 PM.