

ECIA HOA SKILLS WORKSHOP

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HOA SKILLS WORKSHOP AGENDA

- Meet your neighbors
- Resources: where to learn more
- Nuts & bolts - how does the ECIA Work?
- Governance & running for the board
- Architectural review
- Volunteers
- Questions & feedback



INTRODUCTIONS

Meet your neighbors:

share where you live and what you love about Eldorado

KEY TAKEAWAYS

- What is the ECIA?
- What are other community organizations and governments responsible for?
- How can you get involved?



RESOURCES

Where to learn more

WHAT YOU'LL FIND ON THE ECIA WEBSITE

www.Eldoradosf.org

Contact Information

- Management Staff
- Board
- Committees
- Pay assessments
- Sign up for E-blasts

Governing Documents

- Bylaws
- Covenants
- Architectural Guidelines
- Rules & policies

Committees

- Charters
- Meetings
- Events
- Documents

ECIA Office: 505-466-4248,
gm@eldoradosf.org

AND MUCH MORE!

OTHER COMMUNITY ORGANIZATIONS

- Santa Fe County: www.santafe.gov
- [Santa Fe County : Sheriff \(santafecountynm.gov\)](http://santafecountynm.gov)
- Eldorado Area Water and Sanitation: [Water Utility \(eawsd.org\)](http://WaterUtility.org)
- Electric Utility: [PNM | Public Service Company of New Mexico – pnmprod – pnm.com](http://PNM | Public Service Company of New Mexico - pnmprod - pnm.com)



NUTS & BOLTS – HOW DOES THE ECIA WORK?

Quiz to test your knowledge

MULTIPLE CHOICE

The ECIA is:

- a) A landlord
- b) A corporation
- c) A security service
- d) All of the above

Answer:

- b) The ECIA is a New Mexico non-profit corporation

TRUE OR FALSE?

Owners vote to elect the President of the Board.

False.

Owners vote to elect board members. Then the board votes to elect its officers, including the president.

The president is the chair of the board, and does not have executive power like a mayor.

TRUE OR FALSE?

Assessments vary from year to year. *True.*

Assessments, sometimes called "dues", are each lot's share of the annual community operating costs.

According to the ECIA Covenants, they may be adjusted only every other year.

TRUE OR FALSE?

Dues are optional.

I only need to pay if I am satisfied with HOA services or if I want to use the amenities.

False.

Everyone who purchases a lot in Eldorado is automatically a member of the HOA and must pay assessments.

Unpaid assessments may result in a lien against your property.

MULTIPLE CHOICE

Assessments cover:

- a) Street repairs
- b) Animal control
- c) Pool maintenance
- d) All of the above

Answer:

- c) The pool at the Community Center is an ECIA amenity, so everyone pays for its maintenance through assessments.

Santa Fe County, not the ECIA, is responsible for the street repairs and animal control.

MULTIPLE CHOICE

The ECLA is responsible for:

- a) Water service
- b) Trash removal
- c) Fire, ambulance and life safety
- d) None of the above

Answer:

d) None of the above.

Other commercial or quasi-governmental agencies are responsible for all of these services in the community.

TRUE OR FALSE?

Someone who lives in the Dos Griegos subdivision can pay a fee to use the dog park and the pool.

False.

Dos Griegos is not part of the ECIA, so its residents can't use ECIA amenities except when accompanied by an ECIA resident as their guest.

As a non-profit, the ECIA cannot provide recreational services for profit.

GOVERNANCE

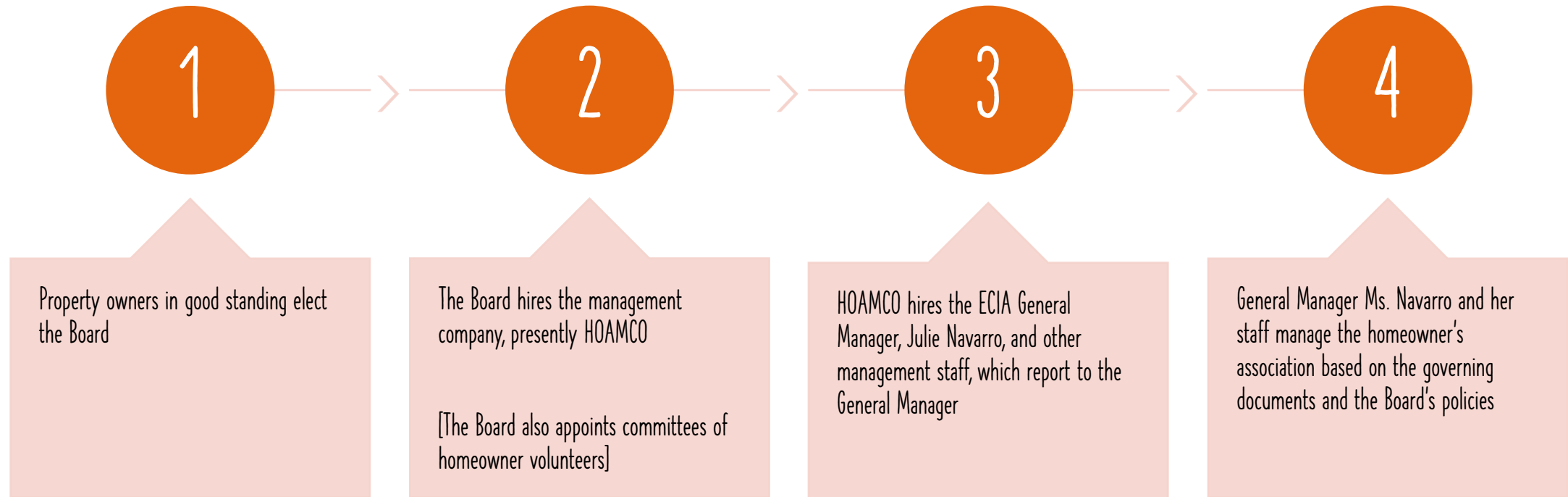
Who runs the ECIA and how?

WHAT IS THE ECIA?

The Eldorado Community Improvement Association is a homeowners association created by the governing documents. It owns and manages the common properties and amenities within the Eldorado subdivision, and enforces the covenants, rules and policies adopted by the Board.



ECIA GOVERNANCE



BOARD ELECTIONS

- ECIA has seven board members who serve three year terms. Therefore, two or three board members are elected each year
- Elections are done by mail-in ballot before the annual meeting of owners, the 1st Monday in May
- One lot gets one vote. Detailed rules for elections and Board nominations are found in the Bylaws and the Election Procedures
- Board nominees must submit nomination petitions by March 1
- If a vacancy arises or if not enough nominees run, the board may appoint a member in good standing to serve the rest of the unexpired term, after an interview process

GOVERNING DOCUMENTS

The Covenants

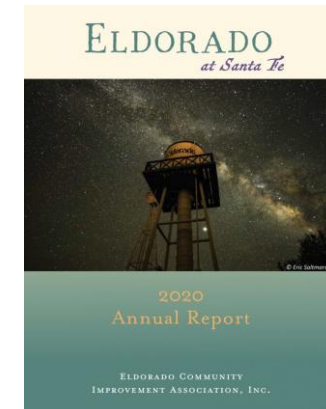
Recorded by the
Declarant.

The Bylaws

Members can vote to
revise these.

Policies, rules and guidelines

Approved by the Board after
notice to members, for
example, the Architectural
Guidelines



*State, federal and local law and regulations, such
as the New Mexico HOA Act and Santa Fe
County zoning code control in case of a conflict
with the governing documents.*

ARCHITECTURAL REVIEW

Maintaining the beauty and unique natural and architectural environment of Eldorado

STORY PROBLEM

Ms. Smith's new neighbor, Mr. Jones, has flagged an enclosure which touches their shared property line.

Ms. Smith asks Mr. Jones what he's planning to build. He replies he's applied for a permit from Santa Fe County to install a 7 foot tall board fence.

Ms. Smith worries the fence may block her mountain view.

Discussion questions:

1. How does the Architectural approval process work?
2. What concerns do you have about Mr. Jones's project?
3. Who can Ms. Smith contact to learn the official status of the fence?

ARCHITECTURE RESOURCES

- All built structures, and some landscaping, in the Eldorado subdivision require ECIA approval
- Architectural Guidelines, Plan Submission Forms, and other resources are available at [Architecture Committee | Eldorado Community Website \(eldoradosf.org\)](https://www.eldoradosf.org/Architecture-Committee)
- The board delegates authority to approve architectural applications to the ECIA Architectural Committee (AC), which meets twice monthly
- ECIA's Architecture & Covenant Compliance Coordinator, currently Mark Young, can answer questions
- A Santa Fe County permit doesn't mean a structure is approved by the AC, but one may be necessary in addition to AC approval

Idea: Ms. Smith has the opportunity to educate a new neighbor about the ECIA

WORKING WITH THE MANAGEMENT COMPANY

Questions about:

- Architectural guidelines and applications
- Community center use, rental or scheduling
- Paying assessments
- Community events

Communication

- *Vistas* newsletters
- E-blasts
- Marquee announcements
- Annual packets
- Letters

Using the Amenities

- Pick up proximity card readers, dog park tags, pool passes, trail maps, equipment, etc.
- Report maintenance issues at community amenities

VOLUNTEERS

The lifeblood of the ECIA

TRAITS OF SUCCESSFUL BOARD & COMMITTEE MEMBERS

- Patience
- Cooperation
- Willingness to serve the community
- Leadership
- Appreciation of diversity
- Humor
- Bias for action



ENGAGING IN YOUR COMMUNITY

Meet your neighbors, serve your community and have fun!

Volunteer opportunities: help at an event, perform trail maintenance, welcome new residents or join a committee.

ECIA's Standing Committees

- Architecture
- Bylaws Review
- Conservation
- Elections
- Facilities and Grounds
- Finance
- Road
- Stable
- Volunteer Retention and Recruitment



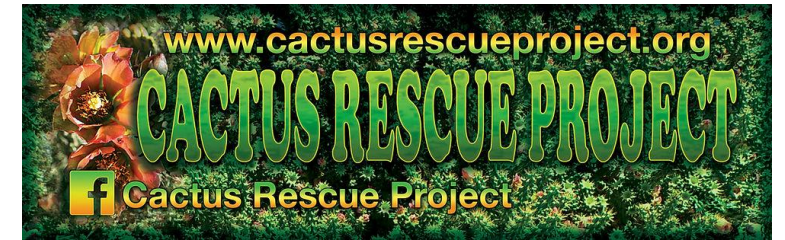
HOW TO GET INVOLVED

- Read the committee's Charter and webpage
- Attend a meeting
- Talk to the chair
- Volunteer for an event or activity sponsored by that committee
- Sign up to indicate your interest



OTHER COMMUNITY GROUPS

- Eldorado/285 Recycles
- El Dorado Fire and Rescue Service
- Eldorado Arts & Crafts Association
- Eldorado Snake Relocation Volunteers
- Eldorado Roadside Tree Project
- Eldorado Community Garden
- Cactus Rescue Project
- Neighborhood Watch



Not affiliated with the ECIA
but organized by Eldorado
residents

SHORT ANSWER

- What is the ECIA?
- Where can you learn more?
- How can you get involved?

THANK YOU

- Questions?
- Drawing for door prizes
- Turn in Feedback Forms and Committee Information Sheets

Email nwalsh@hoamco.com

for forms, committee information or questions

"Never doubt that a small group of thoughtful, committed citizens can change the world: indeed it's the only thing that ever has."

--Margaret Mead

ELDORADO

Community Improvement Association