

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, February 21, 2023
Via Zoom and In-Person in ECIA Classroom

The ECIA Board of Directors meeting was called to order at 5:31 PM and held in-person and via Zoom. The meeting was recorded for minute taking purposes.

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

HOAMCO staff attendees: General Manager Julie Navarro, Operations Manager Mike Rogers, and Executive Assistant Ciara Walsh; HOAMCO Community Manager Jessica Neal was present for minute taking purposes.

President Sanguinetti moved to approve the Agenda and Consent Agenda items. Director Turkle requested to add a motion to approve the changes to the Conservation Committee Charter. Director Turkle also requested the January 2023 meeting minutes be amended to reflect Vice President Adair's corrections regarding a social media Policy. With the amendments, Director Bonilla seconded the motion, and all were in favor to approve.

Treasurer Gutierrez reported: As of the end of January, the Association has spent less than 3.5% of the 2023 budget. 2023 assessment income to-date is lower than this time last year, but not significant. A better gauge of assessment income will be available at the end of February. Cash assets are approximately \$391K higher this year than 2022.

Santa Fe County Liaison Gutierrez reported: There is \$900K available for the Azul Trail, and how much is allocated to ECIA will be determined following legislation. A \$2.5Mil bill has been presented for road improvement in Eldorado. Following a meeting with the County, the maintenance building construction can move forward, as far as the County is concerned. Residents were reminded the license plate reader project was tabled and not included in the 2023 budget; the project was not approved nor disapproved. A townhall on this project may be scheduled this spring.

GM Navarro: Collection fees for late assessment payments will not be incurred until **April 1**, however, to vote in the Board election, members must have paid their 2023 assessment **by March 1**. Approved 2022 tax returns will be filed with the IRS. ECIA's insurance will expire in April; staff will seek alternative options and potential carriers for comparison. Jocelyn Rizo and Jessica Neal will return on-site March 6.

OM Roger: Mike Rogers, Amelia Adair and Joseph Gutierrez met with the Land Use Department regarding zoning of the Community Center grounds. After a review of the documents, the area is zoned "Community Center" and the maintenance facility project can continue forward without public notice.

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The pump track project will begin this spring; staff awaits direction from the Stable Committee for purchase of training equipment; speedbumps have been delivered and will be installed soon. America Leak Detection located a leak on Tree Road at the Stables which is to be repaired as soon as possible.

Motions:

1. Director Turkle moved to appoint the following MIGS to a Covenant Compliance Policy Review Taskforce: Amelia Adair, Taylor Ward, Katherine Mortimer, Jon McDermon, and Gary Moran. The motion was seconded by Treasurer Gutierrez, and unanimously approved.
2. Treasurer Gutierrez moved to adopt the 2022 ECIA financial audit, recommended by the Finance Committee. Director Bonilla seconded, and the motion was unanimously approved.
3. Director Herbert moved to approve a memorial plaque honoring resident John "Obie" Oberhausen to be placed during the June 4th Celebration of Life ceremony. The motion was seconded by Director Turkle and unanimously approved.
4. Director Turkle moved to approve the policy recommended by the Conservation Committee: **ECIA Policy for management priorities for the Eldorado floodplain easements (Greenbelts)**. Due to the limited time for review, the Board unanimously agreed to table the motion until the next meeting.
5. Director Turkle moved to approve the changes to the Conservation Committee Charter. The motion was seconded by Director Bonilla and unanimously approved.

President Sanguinetti confirmed the Committee Chair meeting is **Feb. 23 at 5:30 PM and held via Zoom only**. The Board Candidate Forum is **March 15 at 6:30 PM**. Three Board positions will be open, and Candidate Petitions must be turned in by **March 1**.

The following Architecture Committee variance requests were presented by Director Bonilla:

- 25 Lucero Road – to allow for an existing earth berm to remain at a length of 200 feet with a stipulation landscaping is completed. Director Turkle seconded, and the variance was unanimously approved.
- 2 Balsa Court – to allow for an existing small accessory structure to be located at a distance of 21 feet from the dwelling home. Treasurer Gutierrez seconded, and the variance was unanimously approved.
- 27 Alondra Road – to allow for a new small accessory structure to be located at a distance of 26 feet from the dwelling home. Treasurer Gutierrez seconded, and the variance was unanimously approved.
- 9 Avila Court – a survey of the property found water tanks in the easement. An easement agreement was requested, and the variance was tabled for further review.

Old Business:

- Jessica Neal will begin as Communications Director on March 6 and will present social media operating principles at the next Board meeting.

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No New Business

Open Forum:

- John Gervers of the Tree Samaritans stated the group has begun trimming, and he may be submitting a list of needed supplies to ECIA.

The meeting adjourned at **7:19 PM**. The next Board meeting will be held **Tuesday, March 20 at 5:30 PM** via Zoom and in-person. All Members are welcome to attend.