

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, March 21, 2023

Via Zoom

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, Vice President Amelia Adair, Treasurer Joseph Gutierrez, Directors Jonathan Turkle, James Herbert Williams, and Mary Bonilla were present, and quorum was met. Secretary Jonathan McLaughlin had an excused absence.

HOAMCO staff attendees: General Manager Julie Navarro, Operations Manager Mike Rogers, Executive Assistant Ciara Walsh, Communications Director Jessica Neal and HOAMCO Vice President of Operations Michael Franciosi were present.

President Sanguinetti moved to approve the Agenda and Consent Agenda items. Mark Young requested variance requests be moved up in the agenda due to a concurrent meeting. With the agenda amendment, Director Bonilla seconded the motion, and all Members present were in favor to approve.

Treasurer Gutierrez reported: As of the end of February, the Association has spent 11% of the 2023 budget, 6% under budget. 2023 assessment income, at the end of February, is about \$20K higher than this time last year. The cash balance is significantly higher than last year by about \$300K. The Finance Committee extensively discussed and is in support of the adoption of a water tracking system at the Stable amenity which will be motioned in this meeting.

Santa Fe County Liaison Gutierrez reported: The state legislative session recently ended, and the governor has 30 days to approve or veto anything passed, including the \$900K requested for the Azul trail. The County gave ECIA the go-ahead to begin the construction of the new maintenance building, following a discussion about zoning.

GM Navarro: Residents have been submitting assessment payments at the office and as of this date, there is \$181K uncollected. The payment plan timeframe was changed to four (4) months, allowing those needing a plan to pay by the end of April. The Annual Report final draft was approved and will be mailed out on the 23rd or 24th of March. Jocelyn Rizo and Jessica Neal are now working onsite.

OM Roger: With the go-ahead from the County to obtain construction permits for the maintenance building, Request for Proposals (RFPs) will be sent out to contractors on April 14th. Like the Family Changing Room project, the architect will post everything contractors will need to know on a website. The architect will be onsite tomorrow, March 22nd, to stake out the building. After a meeting with the Pump Track vendors, it was confirmed the track is on schedule to be ready by the 4th of July celebration. Electronic materials for the Dog Park gate have not yet arrived, and the vendor is fabricating the new

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gates. Speed bumps have been installed at the Community Center however residents continue to enter the area going the wrong way, and speeding. This will be monitored, and additional speed bumps may be installed along the south side of the parking area.

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

- 19 Verano Loop – to allow for a porch addition, with a metal roof that does not match the existing roof style of the home, with the stipulation the overall design style of the home with a tan roof, low slope and low light reflection. Director Turkle seconded, and the variance was unanimously approved.
- 29 Quedo Road – to allow for replacing an existing deck with pavers and adding a cable railing system with black metal posts and stainless-steel safety wires in place of other approved fencing materials. Following discussion, the variance was denied as submitted. The variance will be heard again when the Architecture Committee confirms the color choice conforms to its surroundings.
- 1 Dulce Road – to allow for a porch addition, with metal roof, that does not match the existing roof style of the home. The overall design of the covered porch is to be in keeping with the architecture style of the home and not contrary to the covenants; the roof will match the color of the home. Director Herbert seconded, and the variance was unanimously approved.
- 9 Avila Court – to allow for an irrigation system, that is over ten (10) years old. Since the statute of limitations has passed, it is in the best interest of the Association to enter into an agreement with the Owner, and the system cannot be expanded or changed without Board approval. 1) Vice President Adair moved to approve the variance for the encroachment of the easement. Treasurer Gutierrez seconded, and all were in favor. 2) Vice President Adair moved to approve the easement agreement for the irrigation system, authorizing President Sanguinetti as the signer. Treasurer Gutierrez seconded, and all were in favor.

Motions:

1. Director Bonilla moved to formally approve the 2022 Policy that allows for the Architecture Committee to approve of all variances of structures into the setbacks, without further Board review, unless there is a grievance filed within 14 days of the decision by the Committee. The permanent approval shall follow the process that was established for the 6-month trial period. The motion was seconded by Treasurer Gutierrez, and unanimously approved.
2. Vice President Adair moved to adopt the resolution regarding Community Stable Amenity Water System. It is in the best interest of the Stable community, barn owners and ECIA to take advantage of the Beacon, Eye on Water technology that will provide direct usage to staff and owners, and alert if there is a possible leak. ECIA will provide for the expense upfront and will charge the cost to the barn owners, which is to be reimbursed by the end of 2023. The motion was seconded by Treasurer Gutierrez, and unanimously approved.
3. Vice President Adair moved to appoint the following members to the Volunteer Recruitment & Retention *ad hoc* Committee: Kathy Ritschel, Sue Garfitt, Sue Daniel, Taylor Ward, Sheila Sullivan,

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Jim Brown, Pat Bellart-Brown, Erica Valentine, Darrel Owen, Judy Owen, and Sheila Doran-Benyon. The motion was seconded by Director Herbert, and unanimously approved.

Committee Reports can be viewed on their respective page of the ECIA website: www.eldoradosf.org.

Old Business:

- Board Retreat Follow-up
 - Retreat priorities and Stewards Chart - Vice President Adair stated this topic will be discussed at the next Committee Chair meeting on April 13 at 5:30 PM.
- Operating principles for ECIA Facebook page – Jessica Neal is compiling research and information from multiple HOA legal opinions and will present a draft policy to the Board via email for review. In the interim, Jessica will monitor that page and hide all comments, and only create posts for information sharing, disseminating facts and innocuous content.

New Business

- There are three (3) upcoming Board vacancies with one candidate applicant. The Board will hold interviews in May, following the Annual Meeting. Once the Board has selected the new Directors, they will hold an Organizational Meeting and reassign officers.

Open Forum:

- No resident requested to speak during Open Forum.

Director Bonilla moved to adjourn the meeting at 7:54 PM. The motion was seconded by Treasurer Gutierrez, and unanimously approved. The next regular Board Meeting will be held in-person at the Community Center and via Zoom **Tuesday, April 18 at 5:30 PM**. The Annual Meeting will be held in-person at the Community Center and via Zoom on **Monday, May 1 at 5:30 PM**. All Members are welcome to attend both meetings.