

ELDORADO

at Santa Fe

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

DRAFT Board Meeting Minutes April 18, 2023

The meeting was called to order at 5:32 PM and held in-person at the Community Center 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 quorum was met.

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

President Sanguinetti asked for a motion to approve the Agenda and Consent Agenda items. Director Turkle requested to amend the Agenda to include a motion to add a member to the GIS *ad Hoc* Committee. Treasurer Gutierrez moved to approve the amended Agenda and Consent Agenda, seconded by Secretary McLaughlin, and unanimously approved.

Treasurer Gutierrez reported: As of the end of March, the Association spent 15% of the 2023 budget, 10% less than March 2022. The cash balance was significantly higher by about \$401K, and outstanding accounts receivables was \$134K.

Santa Fe County Liaison Gutierrez reported: The Governor approved two capital projects, \$400K for hike/bike paths and 615\$ for road improvements. There are still three outstanding approved projects in the amount of approximately \$700K. The lifespan of approved funds is 3-5 years and the approved ECIA funds are in the first year of approval. The Sherriff will be present at a Town Hall meeting to discuss safety concerns and the benefit of license plate cameras.

GM Navarro: First late notices were sent at the beginning of April and the office continues to receive assessment payment daily; as of this date, there is \$99K outstanding. The Annual Report was mailed to residents at the end of March and the Annual Meeting will be held Monday, May 1, at 5:30 PM in the Community Center Classroom. There are four candidates for Board appointment and interviews will be held following the Annual Meeting. The Board will appoint the candidates at a Special Meeting, followed by an Organizational Meeting to assign Board officers.

OM Rogers: Two local contractors agreed to bid on the new Maintenance Facility. Great Western Building will be engineering the structure; the plans have been stamped for approval and manufacturing will begin when the Board approves the funds. The manufacturing phase will take approximately four months. The Compadres Park shade structure permits were held back because the park needed to be assigned an address for emergency services. The park address is 9 North Ave de Compadres and permits

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will be dropped off on May 3.

Motions:

1. Treasurer Gutierrez moved to approve renewal of the ECIA's insurance coverage with Cincinnati Insurance Companies and Scottsdale Insurance Company, for a term of three years, for a total estimated annual premium of \$47,808.54 (as presented by our broker Daniels Insurance to the Finance Committee on April 17, 2023). Director McLaughlin seconded, and the motion was unanimously approved.
2. Treasurer Gutierrez moved to approve the purchase of the new maintenance facility building which is already an approved Capital item in the 2023 budget. The cost of the building is \$105,565.00. Director Bonilla seconded, and the motion was unanimously approved.
3. Treasurer Gutierrez moved to approve the purchase of the Stable Water Beacon System in the amount of \$12,293.00 which will be billed back to the stable owners in the full amount. Director Bonilla seconded, two officers abstained and five voted to approve; the motion carried.
4. Director Herbert-Williams moved to review and approve of a guest policy: "Residents take priority during play times." The motion was seconded by Treasurer Gutierrez. Following discussion, the motion was amended to approve the guest rule be presented to the membership for feedback. With the amendment, the motion was unanimously approved.
5. Director Herbert-Williams moved to review and approve the Facilities and Grounds Committee 2023 Charter. Treasurer Gutierrez seconded, and the motion was unanimously approved.
6. Director Herbert-Williams moved to review and approve the 2023 Dog Park Rules and updated signage. The motion was seconded by Director Turkle with an amendment to approve the rules and signage be presented to the membership for feedback. With the amendment, the motion was unanimously approved.
7. Director Turkle moved to approve Lance Tyson be added as a member to the GIS *ad hoc* Committee. Director McLaughlin seconded, and the motion was unanimously approved.

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

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

- 83 Herrada Road – to allow for a new large accessory structure to be located at a distance of 66 feet from the dwelling home. Treasurer Gutierrez seconded, and the variance was unanimously approved.

Old Business:

- Board Retreat Follow-up
 - Priorities from November's retreat have been implemented and there have been improvements from the suggestions presented. Communication of information from non-ECIA sponsored non-profit groups to the membership has commenced.

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- Operating principles for ECIA Facebook page – Communications Director Neal presented the Board with a draft Social Media Policy. Following Board review and approval, the policy will be posted for membership review.

New Business

- A discussion was held regarding the need for amenity policies to include teaching lessons, and responsibility to enforce policies was held. The concern of liability, waivers, and insurance was presented. Because of low risk, there will be no change to current practices until a policy is in place. A task force for amenity policies and enforcement including James Herbert-Williams, Joseph Gutierrez, Kathy Ritschel, and HOAMCO staff was confirmed to confer with the HOA attorney.

Open Forum: None

Treasurer Gutierrez moved to adjourn the meeting at 7:13 PM and move into Executive Session. The motion was seconded by Vice President Adair and unanimously approved. The next regular Board Meeting will be held in-person at the Community Center and via Zoom **Tuesday, May 16 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.