

ELDORADO

at Santa Fe

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

Draft ECIA Board Meeting Minutes

Tuesday, May 16, 2023

Via Zoom and In-Person in ECIA Classroom

Call to Order and Introductions

The meeting was called to order at 5:33 PM; held in-person and via Zoom. President Amelia Adair, Vice President Jonathan Turkle, Treasurer Joseph Gutierrez, Secretary James Herbert Williams, and Directors Mary Bonilla, Carol Sanguinetti and newly appointed Ken Howard were in attendance and quorum was met.

General Manager Julie Navarro, Executive Assistant Ciara Walsh, Operations Director Mike Rogers, Covenant and Compliance Coordinator Mark Young, Pool Manager Logan Dutton, and Communications Director Jessica Neal were present from staff.

Director Bonilla moved to approve the agenda as presented. The motion was seconded by Director Sanguinetti, and all were in favor.

Director Sanguinetti moved to approve the April 2023 Board Meeting minutes. Director Bonilla seconded the motion, and with one abstention and six in favor, the Minutes were approved.

Community Connections

This new agenda item will be an opportunity to thank and acknowledge volunteers in the community. Volunteers recognized included Carol Sanguinetti for her year as president, and Jonathan McLaughlin for his term as secretary. Candidates that interviewed for Board appointment were thanked for interest and were encouraged to volunteer by joining committees. Director Sanguinetti recognized Paul Butt, who was not present at the Annual Meeting, for his service and award of Resident of the Year.

Open Forum

A resident asked for a follow up on the 2023 proposed budget item of license plate readers and a town hall meeting with the Sheriff.

A resident presented concerns about the Camerada Loop trail. GM Navarro will follow up with her.

President's Report and Announcements

President Adair announced her goals in the year of her presidency of working on improving policy development, standardizing practices, and supporting professional development of staff, Board and volunteers.

Treasurer's/Finance Report and County Liaison Update

Treasurer Gutierrez reported as of the end of April, the Association has spent 22% of the 2023 budget. \$53,300 of accounts receivables remains uncollected, or 3.3% of total assessments. The current cash account has \$180K, which is higher than this time last year. The Finance Committee will be taking a closer look at the reserve accounts in the next two Committee meetings, as assessments may be increased in 2024. Treasurer Gutierrez also reported on the status of legislative appropriations projects by Santa Fe County in the Eldorado subdivision, including the roads and Hike/Bike trails. A town hall meeting with the Sheriff will be held on May 31 to discuss public safety.

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Treasurer Gutierrez is working with Kathy Ritschel and Secretary Herbert Williams to develop a policy for providing lessons at amenities to include liability insurance. The proposed policy will be presented to homeowners for review and comment prior to voting.

Management Report

GM Navarro reported, as of this date, \$48K is past due in accounts receivable, but payments are coming in now that lien notices have been sent. Staff is planning for the July 4th celebration and is looking for volunteers. The Association's insurance was renewed at the current rate for a 3-year term.

OM Rogers reported bids are due for the maintenance facility on May 31, and the building is currently being constructed. The pump track project is targeted for early July, if not sooner. Work on the new gates and card readers at the Dog Park will begin the week of May 22. Following a survey of Stable users, 78% will use new training equipment and the project will proceed. A suggestion was presented to add more speed bumps for safety. Mr. Rogers will propose this recommendation to the F&G Committee, which can make a recommendation to the Finance Committee.

CD Neal reported she is working with the Welcome Team of the VRRRC to implement a revised welcome packet. The revisions will provide clear education and encourage new resident engagement. To assist staff in standardizing procedures, an eBlast policy will be drafted to propose to the Board and Membership for review.

PM Dutton reported the pools passed inspection, new signage, personal protective equipment (PPE), and medical equipment has been ordered and lifeguard certification classes are scheduled. To recruit and retain applicants, the starting wage will be \$16/hour with an increase for returning guards. [# of___] lifeguards have been hired so far. Anyone interested, regardless of age, is encouraged to sign up for the class.

CCC Young reported the Compliance Policy Update Task Force continues working on revisions to the old covenant enforcement policy. Proposed revisions will be presented to the Board then to the members for comment when ready.

Motions

1. President Adair moved to appoint Jody Price, Ken Howard, David McDonald, James Caruso and John Reynolds to the Bylaws Review Committee. Director Bonilla seconded. Following discussion, the motion was approved unanimously.
2. Vice President Turkle moved to support Santa Fe County's recommendation to use legislative appropriations for Eldorado Road capital improvements to prioritize Encantado Road upgrades. Director Sanguinetti seconded. Following discussion, the motion was approved unanimously.
3. President Adair opened discussion on the draft Social Media Policy. The Board decided to more thoroughly review the draft policy, before approving it to be posted for Membership review and comment prior to the next Board meeting.
4. President Adair moved to accept Erica Valentine's resignation from the Volunteer Retention & Recruitment Committee as she is no longer an ECIA resident. Treasurer Gutierrez seconded. The motion was approved unanimously.

Committee Reports

Reports were given by committee chairs or their Board liaisons for the Conservation, Covenant

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Compliance Policy Update Task Force, Election, F&G, GIS Project, Road, Stable and Architecture Committees. Committee chairs presented their plans to orient new director Howard.

Minutes of committee meetings are available on committee pages of the ECIA website: www.eldoradosf.org.

Variance Requests

1. 7 Cagua Road - Director Bonilla moved to approve the Architecture Committee's recommendation to allow for a small accessory structure to be built more than 15 ft. from the home. Secretary Herbert Williams seconded. The motion was approved unanimously.
2. 7 Sabroso Road - This variance request was withdrawn at the request of the Architecture Committee.
3. 3 Conchas Court - Director Bonilla moved to approve the Architecture Committee's recommendation to allow for a large accessory structure more than 15 ft. from the home. The motion was seconded by Director Sanguinetti. Following discussion, the motion was unanimously approved.

Old Business

- A Town Hall will be held May 17 to take member comments on the proposed F&G Guest and Conservation Greenbelt management policies.
- Board Retreat followup was tabled until the next Board meeting.
- Responsibility for restoring compliance with amenity use rules will be added as a topic of discussion at the next Board strategic planning retreat.

New Business

- The Board discussed progress toward orienting new Director Howard.
- President Adair proposed establishing a regular officer committee meeting to prepare the agenda, review actions items from the previous meeting, and review the annual Board calendar. President Adair will send the Board a draft charter for this committee.
- Kathy Ritschel proposed to offer a youth Board internship to El Dorado Community School students who are residents. More will be discussed on how this process may be established.

Adjourn

With unanimous approval, the regular Board meeting adjourned at 8:33 PM and moved into Executive Session to discuss legal matters. The next regular Board Meeting will be held in-person at the Community and via Zoom Tuesday, June 19 at 5:30 PM.