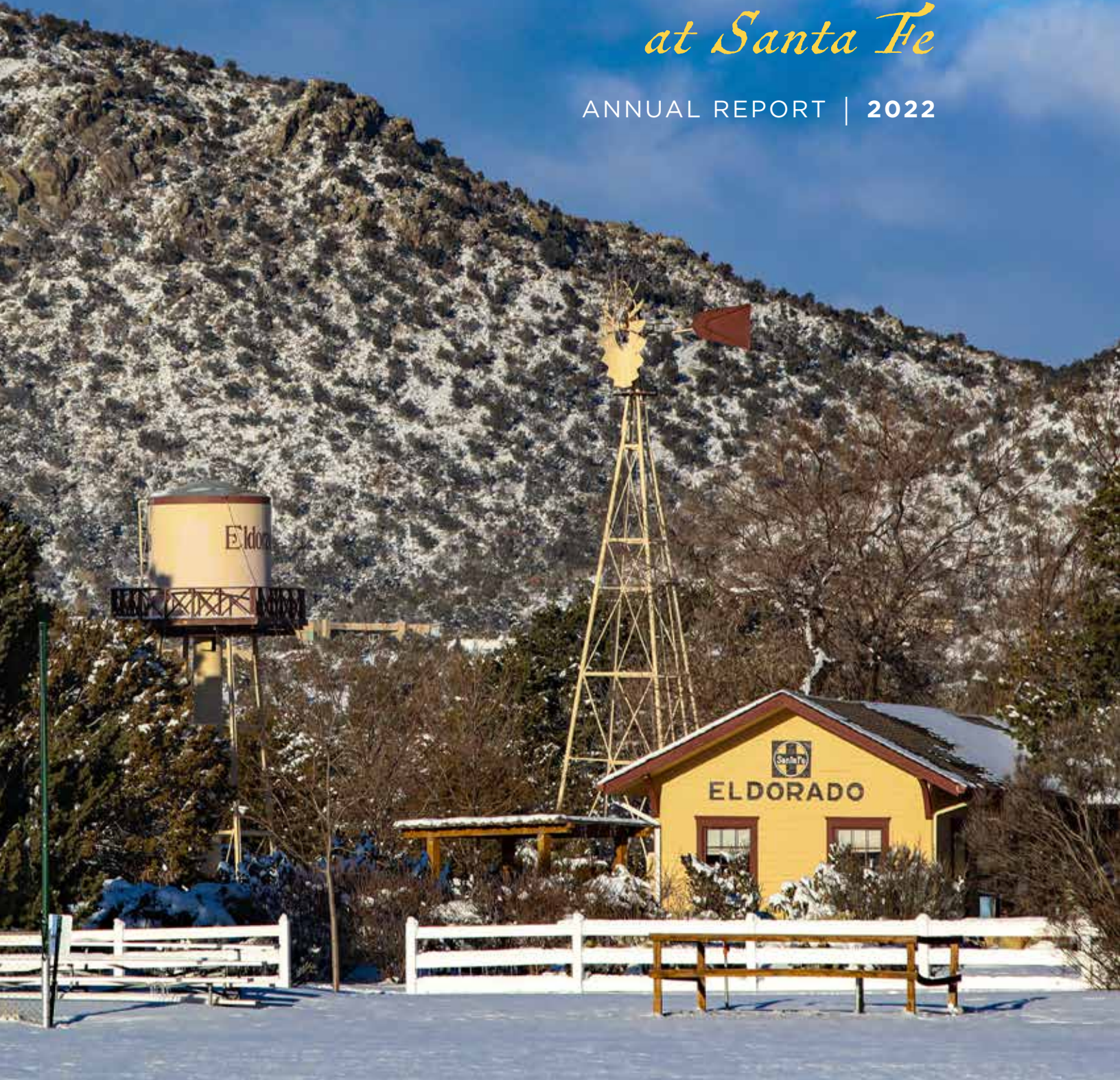


ELDORADO COMMUNITY IMPROVEMENT ASSOCIATION

# ELDORADO

*at Santa Fe*

ANNUAL REPORT | 2022



# MESSAGE FROM THE BOARD



*We are pleased to report that COVID has subsided enough to allow members to use our facilities again.*

**2022 has seen** more in-person events at the ECIA Community Center. We have been having hybrid events where those who are comfortable can attend in-person and those who are concerned can attend via ZOOM. We will likely keep this format as it allows for the largest number of members to attend events and meetings.

We were finally able to have a Welcome Event—something I have been envisioning since I joined the board over three years ago. It was wonderful to see the turnout of newer members along with all the committees and several non-ECIA clubs in attendance to allow the new members a taste of all that Eldorado offers.

Ours is a vibrant community that works best when we can engage in a social setting for gatherings and meetings.

We had a long and fun-filled pool season this year, enhanced by new activities, including the very popular swim lessons. We plan to do this again for the 2023 season. We also added a disc golf course around the community center—one of our newer members designed it and installed it—come check it out if you haven't. Pickle ball continues to be a widely used amenity and we are looking forward to installing a pump track near the Community Center as well this year.

Last July we celebrated our 50th year of Eldorado. It was combined with our annual 4th of July event.

We held a Board and Committee Chair retreat where we identified top priorities of improved communication, staff and board training, and community outreach. We are working to achieve these priorities in 2023.

**Some highlights of what we have achieved in 2022:**

**Ensure ECIA continues to be fiscally strong.** We are pleased to report that this has been one of our best performing years. This is an odd year so there was no increase in our assessments for this year. We are still maintaining a healthy five-year Reserve Fund, to ensure the maintenance of our amenities and capital equipment for the foreseeable future.

**Ensure governance reflects best practices.** We are constantly reviewing policies, rules and regulations for relevancy and timelines.

**Advance the technological resources available for staff, volunteers, and residents.** Phase 2 of our website project is in place now with a members-only link that will take you to your Caliber site as well as provide information that should only be available to members—such as our budget and other financial information. This is also your personal Caliber log-in and you will be able to check your account for recent payments and any outstanding amounts owed. I understand that several of you have already signed up for that through the website.

**Expand and improve communications to better respond to the ongoing needs of Eldorado residents.** We are looking forward to having Jessica Neal (formerly Collins) return to our offices as our newest Communications Director. This position includes the production of *Vistas*, content management of our website, member relations

and social media presence. The objectives of this position have been expanded to include working to create more events to bring the membership together several times throughout the year. We are looking forward to working with Jessica again.

**Develop strong and sustainable working relationships with County and State.** Our Treasurer, Joseph Gutierrez, continued to serve as county liaison and he has helped ensure funds for paving our roads and developing new hike/bike paths. This year we have had meetings that compelled both Matt McQueen and County Commissioner Hank Hughes, to attend. We are hoping to see the lighted crosswalk at the El Dorado Community School installed this year.

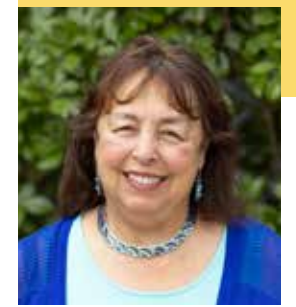
*Maybe this is the year you step up, join a committee, or become a board member and increase our volunteer contingent without which our community would not run as well as it does.*

As always, we encourage everyone to attend Board Meetings; let us know your thoughts and concerns. Maybe this is the year you step up, join a committee, or become a board member and increase our volunteer contingent without which

our community would not run as well as it does. Let's all join in and keep our community a beautiful place to live.

We hope to see you at this year's Annual Meeting scheduled for May 1, at 5:30 pm. Please watch for e-blasts and announcements on ECIA's home page and in *Vistas* for further detail.

## ECIA BOARD OF TRUSTEES



**Carol Sanguinetti**  
President



**Amelia Adair**  
Vice President



**Joseph Gutierrez**  
Treasurer



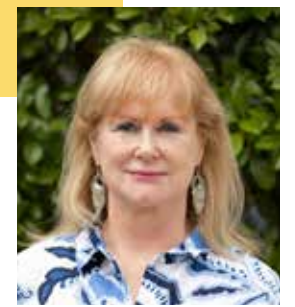
**Jonathan McLaughlin**  
Secretary



**James Herbert Williams**  
Director



**Jonathan Turkle**  
Director



**Mary Bonilla**  
Director

## PORCH & ASSOCIATES LLC

CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

### INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Eldorado Community Improvement Association, Inc.  
Eldorado, New Mexico

#### **Opinion**

We have audited the financial statements of Eldorado Community Improvement Association, Inc. (Association), which comprise the balance sheet as of December 31, 2022, and the related statements of revenues, expenses, and changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Eldorado Community Improvement Association, Inc. as of December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management (for this report Management is defined as those charged with governance, which is the Board of Directors and not the management company) is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for one year after the date that the financial statements are issued.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### **Emphasis of a Matter**

The Association's Board of Directors is ultimately responsible for all aspects of the association's governance. To this end, the Board of Directors employs a professional management company for (among other things) preparation of the financial information upon which this report is based, and relies upon the good faith and professional competence of the management company for these financial details. Nevertheless, for this report, and the remainder of the financial statements, Management is defined as the Association's Board of Directors.

#### **Emphasis of Matter**

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements as discussed in Note 7 are adequate to meet such future costs because that determination is outside the scope of our audit. Our opinion on the financial statements is not modified with respect to this matter.

#### **Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements of common property on Page 15 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## **Porch & Associates LLC**

Albuquerque, New Mexico  
February 3, 2023

## BALANCE SHEET December 31, 2022

	Operating Fund	Reserve Fund	Total
<b>ASSETS</b>			
Current Assets			
Cash and cash equivalents, undesignated	\$ 524,570	-	524,570
Cash and cash equivalents, designated for future repairs and replacements	-	1,317,285	1,317,285
Assessments and other receivables, net	56,639	-	56,639
Due from the operating fund	-	3,982	3,982
Prepaid expenses	23,866	-	23,866
<b>Total current assets</b>	<b>605,075</b>	<b>1,321,267</b>	<b>1,926,342</b>
Noncurrent Assets			
Fixed Assets			
Furniture and office equipment	18,234	-	18,234
Vehicles	83,382	-	83,382
Machinery and equipment	58,450	-	58,450
Accumulated depreciation	(127,906)	-	(127,906)
Total fixed assets	32,160	-	32,160
Right of use - leases	16,153	-	16,153
Total noncurrent assets	48,313	-	48,313
<b>Total assets</b>	<b>\$ 653,388</b>	<b>1,321,267</b>	<b>1,974,655</b>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable	\$ 1,034	-	1,034
Due to the reserve fund	3,982	-	3,982
Accrued expenses	44,019	-	44,019
Taxes payable	939	-	939
Assessments received in advance	271,147	-	271,147
Deposits payable	14,250	-	14,250
Other liabilities	1,885	-	1,885
Lease liability	3,348	-	3,348
Lease liability - long-term	12,784	-	12,784
<b>Total liabilities</b>	<b>353,388</b>	<b>-</b>	<b>353,388</b>
<b>FUND BALANCES</b>			
Unreserved, undesignated	300,000	-	300,000
Unreserved, designated for future replacements and repairs	-	1,321,267	1,321,267
<b>Total fund balances</b>	<b>300,000</b>	<b>1,321,267</b>	<b>1,621,267</b>
<b>Total liabilities and fund balances</b>	<b>\$ 653,388</b>	<b>1,321,267</b>	<b>1,974,655</b>

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES Year Ended December 31, 2022

	Operating Fund	Reserve Fund	Total
<b>Revenues</b>			
Assessments	\$ 1,242,418	339,902	1,582,320
Other:			
Interest, late fees, fines, and other fees	20,502	-	20,502
Interest income	3,592	6,811	10,403
Other income	31,966	-	31,966
<b>Total revenues</b>	<b>1,298,478</b>	<b>346,713</b>	<b>1,645,191</b>
<b>Expenses</b>			
Salaries, taxes, and related expenses	426,806	-	426,806
Repairs and maintenance - general	192,694	-	192,694
Office	170,629	-	170,629
Pool	159,282	-	159,282
Capital projects	62,563	-	62,563
Stables	46,274	-	46,274
Repairs and maintenance - landscaping	41,743	-	41,743
Insurance	39,186	-	39,186
Management fees	33,404	-	33,404
Legal fees	32,998	-	32,998
Postage and printing	27,951	-	27,951
Depreciation	17,436	-	17,436
Automotive	14,285	-	14,285
Utilities	11,059	-	11,059
Accounting	9,385	-	9,385
Reserve study	4,500	-	4,500
Taxes	3,255	-	3,255
Allowance for uncollectible assessments	2,390	-	2,390
Security	1,413	-	1,413
Other	1,225	-	1,225
Reserve expenses	-	151,422	151,422
<b>Total expenses</b>	<b>1,298,478</b>	<b>151,422</b>	<b>1,449,900</b>
Net change in fund balances	-	195,291	195,291
Fund balances, beginning of year	300,000	1,125,976	1,425,976
<b>Fund balances, end of year</b>	<b>\$ 300,000</b>	<b>1,321,267</b>	<b>1,621,267</b>

# INDEPENDENT AUDITOR'S REPORT

## STATEMENT OF CASH FLOWS Year Ended December 31, 2022

	Operating Fund	Reserve Fund	Total
Cash Flows From Operating Activities			
Net change in fund balances	\$ -	195,291	<b>195,291</b>
Adjustments to reconcile the net change in fund balances to net cash (used) provided by operating activities:			
Depreciation	27,951	-	<b>27,951</b>
Allowance for bad debts	17,436	-	<b>17,436</b>
Changes in assets and liabilities:			
Assessments and other receivables, net	8,650	664	<b>9,314</b>
Due from other funds	-	(3,041)	<b>(3,041)</b>
Prepaid expenses	(9,608)	-	<b>(9,608)</b>
Right of use - leases	(16,153)	-	<b>(16,153)</b>
Accounts payable	914	-	<b>914</b>
Due to other funds	3,041	-	<b>3,041</b>
Accrued expenses	8,557	-	<b>8,557</b>
Taxes payable	(1,170)	-	<b>(1,170)</b>
Assessments received in advance	(99,050)	-	<b>(99,050)</b>
Deposits payable	(2,850)	-	<b>(2,850)</b>
Other liabilities	1,885	-	<b>1,885</b>
Lease liability	3,348	-	<b>3,348</b>
Lease liability - long-term	12,784	-	<b>12,784</b>
<b>Net cash provided (used) by operating activities</b>	<b>(44,265)</b>	<b>192,914</b>	<b>148,649</b>
<b>Net change in cash and cash equivalents</b>	<b>(44,265)</b>	<b>192,914</b>	<b>148,649</b>
Cash and cash equivalents, beginning of year	594,396	1,124,371	<b>1,718,767</b>
<b>Cash and cash equivalents, end of year</b>	<b>\$ 550,131</b>	<b>1,317,285</b>	<b>1,867,416</b>
Supplemental Disclosures of Cash Flow Information			
Cash payments for income taxes	\$ 2,109	-	<b>2,109</b>

PHOTOGRAPH BY ERIC SALT MARSH

# ECIA ANNUAL MEETING

## ECIA ANNUAL MEETING Monday, May 1, 2023

**Please join us  
for our ECIA  
Annual Meeting on  
Monday, May 1, 2023  
at 5:30 pm  
at the  
Community Center  
and on ZOOM**

### 5:30 pm

**Call to Order** – President

**Designation of Quorum** – Secretary

**Announcements** – President  
Meeting being held in-person and through ZOOM.

Guests will be muted, if someone has a question, please type it in.

When recognized to speak, please state your full name and address.

**Approval of 2022 Annual Meeting Minutes** – Secretary

**Recognition of ECIA Volunteer of the Year**

**Results for Election** – Vice President

**Other Business**

**Adjournment** – President

PHOTOGRAPH BY ERIC SALT MARSH



**FINANCE COMMITTEE**

*Members: Joseph Gutierrez, Kathy Ritschel, Russel Winslow and Fernando Robles*

**2022 Highlights**

- Maintained a 5-year reserve and replacement fund.
- Ended the year with less than 1% of outstanding accounts receivables for the 2022 assessment billings.
- Moved some of our CDs from less than .05% earnings to over 4%.
- The 2022 Audit of ECIA finances was very good, there were no findings.

- Started the process for the purchase of a new maintenance facility at the ECIA Community Center.

**2023 Goals**

- Continue to maintain a 5-year reserve and replacement fund at 100%.
- Move the remaining ECIA investments (CDs) into higher percent investment earnings.
- Keep the outstanding accounts receivables at less than 1% for uncollectables.
- Complete all Capital and Reserve Projects within budgeted amount.

**CONSERVATION COMMITTEE**

*Members: Carol Beidleman, Thom Bredenberg, Tom Brimacombe, Paul Butt, Jürgen Lehman, John Parker and Susan Will*

**Mission:** The mission of the Conservation Committee is to advise, assist and recommend to the (ECIA) Board of Directors actions to protect the existing natural resources of the community and enhance these resources whenever possible, to provide recreational opportunities for the community in the use of these natural resources, and to offer a variety of opportunities for resource education. The recommendations of the Committee shall be based on their collective judgment as they balance the needs of the community with available financial resources.

**2022 Highlights**

- Graffiti on the rocks in a highly scenic area of Trail 201 removed.
- Assisted in trail layout for the new Disc Golf Course at the Community Center.
- Vandalism at Trailhead Three repaired with HOAMCO assistance.
- Rerouted Trail 401 N at the “steps” between 4A and 4B.
- Conducted Introduction to Conservation Committee and new-recruit hike on Pueblo Cañon Trail.
- Participated in New Resident Welcoming Event, Eldorado 50th Anniversary celebration and “Coexisting With Wildlife” presentation.
- Continued tamarisk control in the Preserve.
- Continued monitoring 2020 tumbleweed management test site. The site’s tumbleweed concentration has dropped substantially without further intervention. Assisted with the Community “Tumbleweed Corral” in March and supported the tumbleweed collection “rolloff” arranged by HOAMCO.

- Updated the Preserve Regulations Policy.
- Fire Risk mitigation educational activities conducted.
- Committee activities in the Preserve:
  - Trail maintenance on the “first mile” of each trail system:
  - Reconnaissance hikes were made and maintenance plans are being developed.
  - Two volunteer work-days were held to treat problem areas on Trail 301. More work on the trails will begin in the spring.
  - Completed planning and began construction of erosion control structures by volunteers was begun in a “perched meadow” adjacent to Trail 302. This area is important wildlife habitat.

**2023 Goals**

- Recruit more volunteers for Committee activities.
- Complete the project in the meadow adjacent to Trail 302.
- Complete installation of new signage in Preserve Trail System 200.
- Continue “first mile” trail maintenance.
- Complete the Library Trail.
- Address problematic Greenbelt Access points as time and other resources permit.
- Continue to coordinate maintenance activities in the Preserve and Greenbelts with HOAMCO maintenance staff where appropriate.
- Continue ongoing oversight of the Preserve and Greenbelt trail systems and respond to trail maintenance needs as they arise.
- Continue streamlining working procedures/updating administrative sections of charter accordingly.

PHOTOGRAPH BY ERIC SALT/MARSH

# ECIA COMMITTEE REPORTS

## ELDORADO STABLE COMMITTEE

*Members: Lisa Bessone (Chair), Liz Mathews, Kelly Smith, Frank Tadeo, Amelia Adair (Board Liaison) and Jonathan Turkle (Alternate).*

**The Mission** of the ESC is to advise, assist and make recommendations to the Board on matters related to the ECIA Stable Amenity and the stable users, including barn owners, sharers, community visitors and equine guests and their riders. Communication is a key responsibility of the ESC, which maintains an email account for regularly communicating with barn owners, staff and our Board liaison on stable matters.

### 2022 Highlights

#### Communication

- Volunteered assistance for water turn-off and turn-on through the holidays and on weekends while leaks in the water system were being located and staff was unavailable.
- Tested the stable's dedicated Dial-My-Calls broadcast voicemail system for emergency notifications, most importantly equine evacuations during fires.
- Continued to orient new ECIA Board members via guided tours by an ESC member.
- Continued to welcome new barn owners with a mentorship program to assist in stable protocols, riding opportunities and any other questions they may need answered.
- Submitted stories and photos for the *Vistas*.
- Continued barn inspections, with ESC and ECIA personnel, to ensure our facility is aesthetically pleasing.
- Liaise frequently with the stable community through the stable e-mail account to keep barn owners apprised of news between monthly meetings.

#### Community Engagement & Outreach

- Post-COVID, reintroduced Community Day, a celebration of equines for all, especially local children. Activities included pony rides provided by the steady steeds of the Listening Horse therapeutic organization, stick-pony obstacle course, groom a donkey, art station, paint a horse, scavenger hunt and rider demonstrations. Almost 300 kids and adults were in attendance.
- Participated in the ECIA's July 4th parade with horses donning bows, streamers and more to best capture the spirit of the event.

- Hosted four Wine and Weed Walks with guest speakers, to educate Stable users and guests about our natural environment.
  - Held one manure-loading day for gardeners and advertised our "Manure Matchmaker" program for local gardeners.
- #### Manage and Improve the Common Areas
- Passed the updated Equine Liability Insurance Rule, to improve coverage for both barn owners and the ECIA.
  - Completed drainage upgrades to improve the resiliency of the Stable roads.
  - Completed the arroyo step and bank project, an obstacle welcoming riders of all levels.
  - Recommended a variance, passed by the ECIA Board, to allow a small number of horses to shelter at the invitation of individual barn owners in the event of a catastrophe, such as last summer's wildfires in Las Vegas. Stable health requirements were temporarily waived in order to help assist in dire emergencies and be a good neighbor along the 285 corridor.

### 2023 Goals

- Organize a one-day outreach event for a class at Eldorado Elementary, at a teacher's request, in hopes of forging future relationships with the school.
- Continue successful community engagement and outreach by holding another Community Day and supporting other opportunities for Eldorado residents to use and enjoy the Community Stable Amenity.
- Enlarge the bridle path inside the perimeter fence in order to maximize use of the facility.
- Circulate new survey to continue to keep finger on the pulse of amenity users to best inform the ECIA.
- Improve equine access to the Eldorado Preserve (new ride-through gate at the Stables) to facilitate safe highway crossings.
- Continue to improve the condition of the footing in all riding areas and arroyo paths, (the later also benefiting neighboring joggers and dog walkers), using the new tractor attachment purchased last year.
- Schedule a Stable Workday as team building exercise benefitting the amenity.
- Update and improve the quality of the Stables' information on the ECIA website, including updating the Stable Emergency

- Preparedness Plan, new barn owner mentorship materials, and improved Stable map.
- Review and revise the Stable Amenity Rules, including barn repair, remodel standards and corral additions, and

- clarify ECIA/Stable governance.
- Attend to 2023 budget request with list of vendors for new equipment.

## FACILITIES & GROUNDS COMMITTEE

*Members: Kathy Ritschel (Chair), Marie Aragon (Dog Park Subcommittee Chair), Taylor Ward, Kim Kiplin, Mike Busby, Martha Jackson and David Sorkin*

**Mission:** The mission of the Facilities and Grounds Committee (F&G) is to advise, assist and make recommendations to the ECIA Board of Directors as the voice of all our residents regarding ECIA amenities, including improvement and maintenance.

### 2022 Highlights

- Painting and relining handball courts.
- 9-hole Disc Golf Course (*Thank you resident Larry LaSota!*)
- Pool replaster.
- Community Center walkway replacement.
- Upstairs office mini splits installed.
- ICIP requests to Santa Fe County for funding of Avenida Azul hike/bike trail.
- Proximity card readers installed at the pool, tennis courts and basketball court.
- Community Center parking lot entry repaired, resealed, and restriped.
- Dog Park mulch replaced.
- Extended pool season.
- Purchased new pool lounge chairs.
- Upgraded lighting in the railroad room.
- Doggie pool added in the DP.
- The roll-off dumpster for resident tumbleweed disposal was added.

## ELECTION COMMITTEE

*Members: Bette Knight (Chair), Kathie Graham (Vice-Chair), Butch Gorsuch (Secretary), Mary Cassidy and Barrett Jody Price. In June, long-standing committee member Kathie resigned and Barret Jody Price became Vice Chairperson and in November, Anne Salzmann joined the committee. Board Liaisons were Sal Monaco and Jonathan Turkle with Alternate Liaisons James Caruso and Amelia Adair.*

**The Mission** of the Election Committee is:

- conduct and ensure the fairness and integrity of any Eldorado Community Improvement Association (ECIA) election process;
- confirm a quorum of Members has been met for the Annual Meeting of Members, in accordance with the ECIA Bylaws;
- fulfill all provisions delineated in the ECIA Election Procedures and



### Primary 2023 Goals

- Completion of pump track near the pool. A pump track is a looped sequence of rollers and berms, and banked turns—for bike riders.
- Speed bumps installed in Community Center parking lot.
- Dog Park proximity card readers will be completed.
- Community Center kitchen redo: new flooring, countertops, refrigerator, and stove. With Communications Director, develop strategies for increasing the use of ECIA amenities like Community Days in conjunction with the Stables.
- Purchase new mower and tractor.
- Xeriscape community center island. Include interested residents in the design and installation of a pollinator landscape.

- maintain the principles of openness and transparency in support of the ECIA governing documents.

### 2022 Highlights

- The Nomination Petition for 2022 and the Information and Instruction Sheet were updated for the Board of Directors election.
- Certification letters were delivered to the Secretary of the Board at the Annual Meeting of members verifying quorum had been met and election results were accurate.
- ECIA Election Procedures were updated and approved.

### 2023 Goals

- To complete our Mission by conducting the ECIA Board election with fairness and integrity.
- Review Election Procedures.

# ECIA COMMITTEE REPORTS

## ROAD COMMITTEE

*Members: James A. Mason, Ph.D., P.E. (Chair), Prof. James Herbert Williams (Board liaison), Art Kaiser and German Germain*

**The Mission** of the Road Committee is to advise, assist and recommend to the ECIA Board issues and policies involving the improvement, maintenance and repair of the SF County-owned and maintained roads in Eldorado. The recommendations of the Road Committee shall be based on their collective judgment as they balance the needs of the community with available financial resources.

### 2022 Highlights

- The Road Committee lost Ms. Amelia Adair and added Prof. Williams as the Board liaison, and one new member: German Germain. We are anticipating that Mr. Paul Fink will join the committee later this year.
- Continued cordial working relationships with key Santa Fe County Public Works Department staff.
- Inspected and evaluated County-owned roads within Eldorado, including using soils data and drainage information from Google Earth and visual inspection, and then recommended maintenance priorities to the County.
- Conducted robust inspection, as safety and road conditions permitted, immediately after massive hailstorm (Aug. 07, 2022). This storm overloaded and damaged numerous properties and infrastructure. These inspections allowed County officials to clearly understand demands on reinforced concrete box culverts and large-

diameter drainage pipes for maintenance and future expansions, as well as the inadequacy of many roadside drainage ditches around Eldorado.

- Made recommendations to the Board for requests for road upgrade capital improvement priorities from Santa Fe County and the State legislature.
- Coordinated *Vistas* articles and e-blasts to improve communication about road-related issues with the community.

### 2023 Goals

- Continue inspecting and documenting current conditions and suggest maintenance status for County roads and associated drainage within Eldorado. Use this information to recommend maintenance and capital improvement priorities to ECIA Board and subsequently, to the County.
- Raise community awareness about road issues such as driving surfaces, culvert repair and replacement options, addressing particular road issues via RC meeting presentations and/or by printed mailings.
- Advocate for Eldorado residents with SF County, for improvements to road components such as intersection approach aprons, installation of culverts and wider shoulders that incorporate pedestrian trails.
- Recruit additional committee members with engineering or other scientific skills to support these goals.

## VOLUNTEER RETENTION AND RECRUITMENT COMMITTEE (ad hoc)

*None. The initial meeting of the VRRRC was held February 2, 2023, with Amelia Adair (Interim Chair) and Kathy Ritschel (Interim Secretary). Members are currently being recruited as this annual report goes to press.*

**The Mission** of the VRRRC is to improve the quality of the ECIA's volunteer leadership, by developing a set of best practices and strategies for attracting, supporting and helping retain volunteers for ECIA committees, task forces, events and special projects, and Board nominees. Its vision The VRRRC's vision is for the ECIA to have exceptionally engaged,

caring and talented volunteer leadership at all levels of the organization.

### 2023 Goals

- Nominate and recruit members for the committee.
- Recruit a team to welcome new residents with personal touches, and update the welcome packet distributed by HOAMCO staff.
- Work with the incoming Communications Director to create new resident and other community outreach and education events, and network with other volunteer groups in the community. For example, hold regular

- new resident welcome events like the successful one held in 2022.
- Improve communication with the community about events, including development of a calendar for the VRRRC listing all ECIA community events, to be posted on the website and published in *Vistas*.

- Follow up after events with those who indicated interest in ECIA committee events and committees.
- Review lists of volunteers and get in touch with them regarding their interest in participating in the VRRRC.
- Support development of a community demographic survey.

## ARCHITECTURE COMMITTEE

*Members: Katherine Mortimer (Chair), John McDermon (Co-Chair), Gary Moran, Casey Cronin, Larry Ward and Bryan Baldwin*

**Mission:** The mission of Architecture Committee (AC) is to support the ECIA Board in implementing the *Amended and Restated Protective Covenants and Building Restrictions for Eldorado at Santa Fe* ("covenants") and *Guidelines for Protective Covenants and Building Restrictions for Eldorado at Santa Fe* ("guidelines") as residents and developers submit plans for the construction, addition, or remodeling of dwellings and other structures covered under these covenants and guidelines.

The AC shall grant approval for projects it deems consistent with these covenants and guidelines. The AC shall also advise, assist, and provide recommendations to the ECIA Board pertaining to eligible projects requiring any variance to the covenants and guidelines. Variances should balance the needs of individual residents with the architectural standards and values of the community at large, as described in the covenants and guidelines.

### 2022 Highlights

- The AC continued to meet remotely via the Zoom platform.
- The AC received 204 applications for projects, a 13% decrease when compared to 2021. 174 plans were approved outright. An additional 28 required a variance request of which 23 were ultimately approved by the ECIA Board. Secondly, 107 projects were affirmed as consent approvals (e.g., re-stucco projects) and did not require AC review, an 88% increase from 2021.
- The AC approved plans for 10 new homes (the same amount as in the prior year), 16 additions, 11 large accessory structures, 19 small accessory structures, 75 fences and walls, 47 solar arrays, 22 shade structures (e.g., portals, ramadas), and 25 other projects.
- The six-month trial of the Board delegating approval of setback variances to the AC began in May and was completed in November. The trial was successful and the AC is recommending that the Board vote to make the delegation permanent early in the new year.

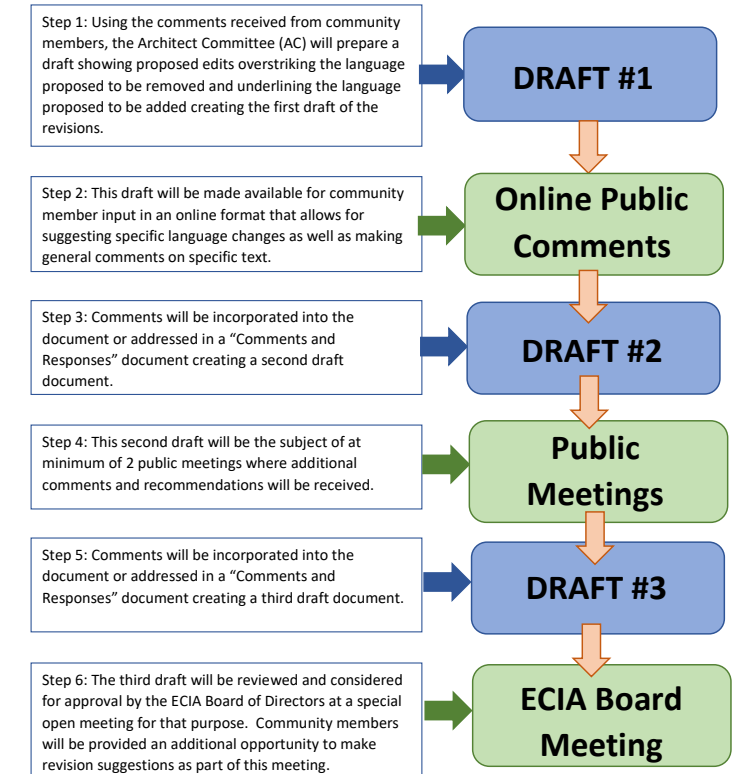
- In October the AC held our first meeting to begin the Architectural Guidelines update process. The guidelines review process (attached) was initially presented to the Board at the October Board meeting and adopted by the Board at the November meeting.

### 2023 Goals

- Complete the guidelines review and update process.
- Fill the vacancy on the AC.
- Members of the AC actively participate in the ECIA Policy Enforcement task force.
- Continue to evaluate and improve process efficiencies among the ECIA staff, AC, and ECIA Board.

### Eldorado Architectural Guidelines Revision Process

The Eldorado Covenants calls for Architectural Guidelines to provide more detailed information on how to comply with the covenants. Over time these Guidelines have been updated in response to the evolving concerns of the community. The Architecture Committee keeps track of suggested revisions brought to it from community members. The last revision was completed in 2017. The Architecture Committee is starting the process for the next revision. The process depicted below will be followed for this current revision.





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PHOTOGRAPH BY ERIC SALT MARSH

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