

# ELDORADO

## *at Santa Fe*

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### ECIA Board Meeting Minutes

Tuesday, September 19, 2023  
Via Zoom and In-Person in ECIA Classroom

**Call to Order and Introductions.** The meeting was called to order at 5:31 PM; held in-person and via Zoom. President Amelia Adair, Vice President Jonathan Turkle, Treasurer Joseph Gutierrez, Secretary James Herbert Williams, Director Carol Sanguinetti, and Director Ken Howard were in attendance and quorum was met. Director Mary Bonilla had an excused absence.

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

President Adair moved to amend the meeting agenda to remove the Volunteer Retention and Recruitment Committee and Elections Committee updates; committee updates only need to be provided when necessary. The amended Agenda was unanimously approved.

**Consent Agenda.** The Board unanimously approved the consent agenda, thereby ratifying the Minutes of the August Board meeting, which were previously approved unanimously via email; and accepting Paul Butt's resignation from the Conservation Committee, with the Board's thanks for his service to the community.

**Community Connections.** President Adair recognized and thanked Joe Newman for enhancing the Community Center entrance sign with a new cactus garden, and Lori Seaton from Listening Horse Therapeutic Riding for providing pony rides at Community Day.

**Open Forum.** The following residents spoke:

- John McDermion requested information about utility work occurring near his residence. Management has no information about the current work.
- Mike Schneider inquired about the Board's reaction and response to the information presented at the September 7 Fire Town Hall. Board members discussed their takeaways regarding owner education, coordination with Santa Fe County, and greenbelt management.

**President's Report and Announcements.** President Adair reported on the Fire Town Hall presented by the Santa Fe County Fire Department on Sept. 7. Architecture Guidelines comments and feedback for revisions are due Sept. 30. The last day of the pool season is Sept. 24, and the annual Doggy Splash will be Oct. 1 from noon to 3 PM. The annual F & G Town Hall and the Budget Town Hall will be held on Oct. 24, beginning with F&G at 6 PM. A Board Retreat for the Board of Directors, staff and committee chairs was held Sept. 12. A summary and next steps will be provided for the membership. The main take-away was the importance of gaining community input with surveys, updating ECIA's mission and vision statement, and strategic planning.

**Santa Fe County Update** – Commissioner Hank Hughes reported that due to the public interest in fire safety and evacuation planning, Santa Fe County Assistant Fire Marshall Martin Vigil will conduct another public meeting

soon including a remote version, and record the meeting for posting on the County's website. The Encantado Road paving project has been fully funded, and the money is expected to be released in October, with paving expected to begin in spring 2024. Funding for paving the Hike/Bike path along Ave. de Compadres has been released and the project is expected to begin this fall. There is currently enough money to fund only the design of the proposed Azul Trail project. The County plans to install flashing solar lights at the crosswalk adjacent to the school, but the Commissioner did not report a completion time for that project. He will ask a County representative to attend the upcoming F&G Town Hall to answer questions about this project. The County is discussing a proposed ordinance at the next Board of County Commissioners meeting on evaluating large scale renewable energy projects.

### **Management Reports**

- GM Navarro reported compliance assistant Niamh Walsh's last day with ECIA will be Sept. 25. Paola Arteaga was hired as her replacement. Office staff are working on developing the procedures of the Beacon water meters at the Stables. The GM is researching replacement and reserve software to replace our past reserve study vendor.
- OM Rogers reported construction permits for the new Maintenance Facility will arrive early the week of Sept. 25. Fencing around the construction site will be installed soon and the north parking lot will not be accessible until the facility is complete next year. A temporary court access map will be provided showing alternative routes from the open parking lots to the courts will be posted. The shade structure at Compadres Park is under construction.
- Pool Report. The GM reported that the pool manager has transitioned to part time hours. The Board asked staff to provide an end-of-season report with statistics of use, lifeguard employment, and number of households using the pool.
- Director of Communications Neal reported she is working on developing a proposed, neutral Communications Editorial and Submission Policy.

**Treasurer's/Finance Committee Report and Budget Process Status.** Treasurer Joseph Gutierrez reported on the status of ECIA's financials as of the end of August 2023: The cash balance was \$354,846 higher this year than in 2022; only .5% of accounts receivables remains outstanding, a very low rate; and the Association has only spent 53% of its operating budget through August.

The Finance Committee (FC) recommended the Board authorize for posting for member comment the proposed draft 2024 Budget. The proposed operating budget is essentially flat, and the FC recommended a 7% assessment increase. Note that the ECIA can only increase assessments every two years. The proposed assessment would be \$610 per year which will maintain ECIA's strong financial state, still offering great value in comparison to many HOAs. The proposed 2024 budgeted items remain consistent from 2023 with the exception of small increases for Community Outreach and Relations, Open Space Management, and Replacement and Reserve Study. No capital projects except completion of the pollinator garden and the maintenance facility are planned for 2024. This Budget has a transfer to reserve and replacement as a line item. The Board discussed the proposed draft budget, and noted that the budget would essentially catch up to inflation with the modest assessment increase.

### **Motions**

1. Proposed 2024 Budget for Posting. Treasurer Gutierrez moved to approve the proposed 2024 budget recommended by the Finance Committee for posting for public comment. The motion was seconded and approved.
2. Political Endorsement and Activity Policy. President Adair moved to approve the draft political endorsement and activity policy to be posted on the website for member comment. Following discussion, the policy was amended to remove paragraph C. 3. Director Herbert Williams moved to approve the amended policy for member comment. The motion was seconded and approved.
3. Facebook Policy. The Board discussed the proposed draft Facebook Policy recommended by the Communications Director, for posting for public comment. Following discussion, the Board postponed making a motion, for further research and revision of the proposed policy.

**Committee Reports** (Minutes of Committee meetings may be viewed on their respective page of the ECIA website:

[www.eldoradosf.org](http://www.eldoradosf.org)). Director Howard reported on work of the Bylaws Review Committee, the outcome of the two town halls and member comments received. Vice President Turkle reported on progress of the GIS project, including identifying erosion at box culverts (bridges) and reporting those to the County. President Adair reported on the success of the Stable Committee's Community Fun Day event, attended by over 175 residents. Architecture Committee Co-chair John McDermon reported on the status of the project to revise the Architecture Guidelines, and the next steps to incorporate the public comments into a second draft for further comment.

**No Variance Requests.**

**Old Business**

- Greenbelt Management Policy Working Group – Vice President Turkle reported on his discussions with consultants who may be able to assist the ECIA develop next steps for greenbelt management including conservation, fire mitigation, erosion control, and recreation. The working group of Jonathan Turkle, Joseph Gutierrez, Amelia Adair, and Mike Rogers will meet with a consultant to recommend next steps to the Board in coming months.

**No New Business.**

**Adjourn.** The Board meeting was adjourned at 8:15 PM.

The Board moved into executive session to discuss personnel. The next regular Board Meeting will be held in-person at the Community Center and via Zoom **Tuesday, Oct. 17 at 5:30 PM.**