

Draft Facilities and Grounds Committee Meeting Minutes
Wednesday, November 1st, 10AM, Via Zoom

Call to Order: 10:03 AM

Attendance: Kathy Ritschel, Marie Aragon, Taylor Ward, Kim Kiplin, Mike Busby, Sue Garfitt, and Karen Koon (non-voting Member)

Board Members: Amelia Adair

HOACMO Staff: Mike Rogers

Approval of the agenda and the October 4th meeting minutes: Approved as presented

Community Center Xeriscape/Pollinator Garden – *Karen Koon & Sue Garfitt*

With combined sources of information on native plants, and non-native plants that do well in our environment, the team developed a list of plants indicating the season, height, water needed, type of plant and color. The initial installation will require truckloads of mulch and compost, and then volunteers can use compost and manure from the Stables for ongoing maintenance.

Dog Park – *Marie Aragon*

The proposed Dog Park rules were reviewed and following a discussion about neutered dogs and the need to post to Members for comment for at least 15 days before the rules are adopted, Kathy moved to recommend to the Board at the Nov. 21 meeting, to approve the proposed Dog Park Rules be posted for Member feedback. The motion was seconded by Marie, and all members were in favor.

Marie will submit an article for the Dec. Vistas newsletter about the process of development of the Rules and how Members can submit feedback. The proposed Rules will be posted at the Dog Park immediately following approval of posting for feedback. Marie requested the proposed Rules be highlighted with a bright background to be easily seen by Dog Park users.

A review of the Amenity pages of the website indicated the need to update photos to include those with activity taking place. Kathy asked the Members to send her photos for staff to upload.

Operations Manager Report – *Mike Rogers*

The new Maintenance Building is under construction; however, the concrete contractor was terminated. The contractor overseeing the entire project has lined up another concrete contractor and they will start on Monday, Nov. 6. Yesterday, ten benches were placed along the Hike/Bike path, donated from the Community Garden. One bench was not able to be placed due to PNM work and it was recommended the bench be placed near the 9th hole of the Disc Golf course, adjacent to the Hike/Bike path along Ave. de Monte Alto. Kathy will submit an article for Dec. Vistas about the benches and their placement. Mike requested an offline meeting with the Pollinator

Garden team, and shared the pool has been winterized for the season. Kathy reminded members the only R&R project from the F&G Committee in 2024 is the Pollinator Garden.

Board Report – *Amelia Adair*

Amelia shared her appreciation of the F&G Committee for being active and engaging participants in the community. At the Oct. 17 Board meeting, the 2024 draft Budget was approved for posting to Members for feedback, and the Pollinator Garden was approved to be added to the Reserve and Replacement account, not to exceed \$34,000. Mike Rogers requested prices be sent to him to begin planning with the Maintenance Team.

The Board approved a one-year extension with the current management company, HOAMCO, which will include oversight to establish standards and ensure ECIA is managed to those standards. For example, the management company will maintain and manage all active amenities and will be responsible for and consistent with enforcing amenity rules. The Committee was asked to develop standards that management needs to meet and uphold through an Amenity Compliance Policy with communication, education, and enforcement in mind.

The Political Endorsement Policy was adopted, not including the portion on facility use, as further discussion is necessary regarding political, hate, and extremist group use of the CC. The Board plans to establish clear CC guidelines, and once resolved, the Political Endorsement Policy will be updated.

There will be a town hall meeting on the Draft Compliance Policy schedule in early December or January. Following the Board Retreat, Board members and committee volunteers are working toward obtaining the community's input to update ECIA's mission and vision statements. A survey will be included with the assessment statements in December to gather information on values, demographics, and use of the CC. At the Annual Meeting in May 2024, there will be a town hall meeting on the mission and vision, and then strategic planning will begin in June.

Facility Master Plan – *Amelia Adair*

The CC building has many issues that need to be addressed. A task force of building users will be asked to determine community needs, improvements, priorities, phases, and coordinate a cost-effective R&R approach. Two priorities are to have an ADA compliant bathroom and supportive up-to-date technology. Currently, staff is cleaning up, consolidating, and organizing the current space. Kim indicated her interest in being a part of the team, and the Committee agreed on the need to involve younger parents on the team to cultivate a mindset of supporting families in the community. The task force will meet via Zoom and hybrid when necessary, and plan to meet in the evenings or on weekends to allow for residents with children to attend.

All committees are asked to consider their accomplishments and goals for the next year to include in the Annual Report; the deadline is Feb. 15.

Old Business was addressed earlier in the meeting.

New Business

The Annual F&G Town Hall meeting was successful, though not well attended. Hank Hughes and three employees from the County Public Works Dept. updated the community on ongoing projects initiated by the Committee. A crosswalk at the Community School is scheduled to be installed in spring 2024; and paving of the Hike/Bike path along Ave. de Compadres is ready to begin. The Hike/Bike path project along Ave. Azul is a high priority, but there are financial hurdles to overcome. ECIA and SF County will ensure due diligence in alerting residents who will be impacted when the project begins.

Obie's memorial sign will be reconfirmed, ordered, and installed directly under the current sign at the CC entrance.

Mike Rogers informed the Committee the gate to the pickleball and basketball court was propped open and there was damage to pickleball equipment. Maintenance will start checking gates at the end of their shift to ensure they are secure. The options of having open/closed hours and an alarm buzzer were discussed. The Committee may propose a motion to the Board to allow them authority to implement hours and rules of amenities. Mike will research buzzers and adding a camera focused on the gate.

Other Take-Aways

Marie will submit an article on the proposed Dog Park by Nov. 5; Mike will install a bench near basket nine; Kathy will reach out to the school to elicit assistance with the Facility Master Plan; and continuation of eBike regulations will commence in May 2024. The Volunteer Appreciation dinner will be Dec. 6 and is open to all community volunteers.

No Open Forum

Adjournment: 12:13 PM

Next Meeting

The Committee will not meet in December and the next meeting will be Wednesday, Jan. 3 at 10 AM via Zoom.

Dog Park Rules (sign) Revised 11/8/2023

Limited to Eldorado residents with ECIA Amenity Card

Dogs must be registered with ECIA

Dogs shall wear a red ECIA tag on prominent display

Male dogs must be neutered no later than two years of age

Female dogs in heat are not allowed

Remove dog waste & place in trash cans

Remove unruly dogs immediately

Residents are liable for injury or damage caused by their dog

Handle conflict respectfully

Children under 13 must be supervised by an Adult

No alcohol, smoking or weapons

Animal Control 505-428-3720

County Sheriff 505-986-2400

Additional Info: Eldoradosf.org/amenities-facilities/dog-park

Annex

Intended for single resident use

Dogs requiring separation

Examples:

Small or elderly dogs

Weak or impaired dogs

Limit time to 30 minutes if others are waiting

Dog Park (website) Revised 11/8/2023

Rules:

1. Limited to Eldorado residents with ECIA Amenity Card
2. Amenity Cards to be deactivated if rabies vaccination has expired
3. Dogs must be registered with ECIA
4. Dogs shall wear a red ECIA tag on prominent display
5. Male dogs two years and older must be neutered
6. Female dogs in heat are not allowed
7. Remove dog waste & place in trash cans
8. Remove unruly dogs immediately
9. Residents are liable for injury or damage caused by their dog
10. Handle conflicts respectfully
11. Children under 13 must be supervised by an Adult
12. No alcohol, smoking or weapons

Submit Comments & Suggestions via link in footer

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Annex

1. Intended for single resident use
2. Dogs needing separation, examples:
 - a. Small or elderly dogs
 - b. Weak or impaired dogs
3. Limit time to 30 minutes if others are waiting