

ELDORADO PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

NOVEMBER 16, 2021

A regular meeting of the Board of Directors of Eldorado Property Owners Association was held at the Eldorado Conference Room and by Zoom. Alec Biele, President, chaired the meeting and Pamela Jaymes, Controller recorded the minutes. Having a quorum present, the meeting was called to order at 2:00pm.

Attendees in person: Alec Biele, Bob Esrey, Gordon Keen, Phil Burgess.

Attendees by Zoom: Susan Strauss, John Hathaway, Robert Cooper

Staff: Mark Miller, Brian Akers, Adriana Andrade, Pamela Jaymes

Mr. Biele opened the meeting by asking John O'Brian and Sandy Armando to give the real estate update.

REAL ESTATE REPORT:

John opened by saying a new pending sale of the HV John's home just happened so is not included on the real estate report. John is expecting rent commissions to EPOA of \$70,000 in November based on two sales outside the gates and two inside Eldorado. John said there are 15 members looking for homes inside Eldorado, unfortunately there are not enough listing available, so some are going outside the gates. Other new members are looking for rentals. The prices per square foot have increased from \$500 in 2018 to \$700 this year. A mid-century modern home that was built in 1961 was sold at \$650 sf and it needs to be remodeled.

A board member asked John if the commission fees are negotiated. John replied yes but are typically at 5%.

John and Sandy left the meeting.

APPROVE MINUTES:

Mr. Biele asked for a motion to approve the July 2021 minutes. Mr. Esrey made the motion and Mr. Keen seconded. Motion carried. Mr. Biele noted that the August 2021 minutes were included but he had some changes so will be voted on at the next meeting.

APPROVE OPEN BOARD POSITION:

Mr. Biele noted that he spoke to Heather Jiggins about filling Julie Hooker's position on the Board and asked for a motion to fill Julie Hooker's remaining term with Heather Jiggins. Mr. Esrey made the motion and Mrs. Strauss seconded. Motion carried.

NEW CABLE CONTRACT:

Mr. Miller informed the Board that he and Mr. Burgess worked out the new Spectrum contract for \$55 per month, with a five-year term and a 3% cap on annual increases. The internet speed is increased to 400mg upload. It includes two DVR boxes and the Bronze Channel Listing.

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NEW CELL TOWER:

Mark Miller updated the Board on the possible new cell tower. It is now proposed to be located behind the tennis courts. Mark will be presenting to the Club Board of Directors at the next meeting. Mark also has reached out to the Mayor of Indian Wells to see if the city is interested in adding a cell tower.

DOG PARK OUTSIDE FRONT GATE OF ELDORADO:

Mark Miller informed the Board that the City of Indian Wells purchased the lot just outside the main gate (corner of Eldorado and Fairway). It was purchased by the city to alleviate a developer from building a multi-housing project. The city plans to use the lot for a dog park.

CLUB IRRIGATION PROJECT:

Mark Miller reported that the Club is working on the first phase of the irrigation project which is building a new pump house. The remaining phase will be in 2024 for \$4,000,000. Board member stated that the new \$900 in reserve dues should be able to fund the EPOA irrigation system if we wait until 2024.

ARCHITECTURAL COMMITTEE REPORT:

Mr. Biele gave the update since Tom Becket was unable to attend the meeting. Mr. Biele said that Tom is doing a great job as we adapt to the new guidelines. In the last three months there have been 33 projects. The variances submitted are as follows:

- Sharer residence is the new home at the number three tee box. They have submitted for three variances. 1) one foot outside the set-back line. 2) roof line square footage is 31% over guidelines.
- Construction of a new house at the number six tee box. Approved extending the original 16 months completion to 24 months. It now looks like they will not make the 24-month extension which ends in March 2022. They have been put on notice.
- The lots owned by Mr. Curci that are currently divided into 2 lots. These lots cannot be sub-divided back to three lots.
- The Robertson house on the second tee box painted a bright mural outside there home which is in violation of the guidelines. They agreed to plant a trellis to hide the painting.
- Mr. Hoffman installed partial artificial grass in the front yard. The guidelines aren't clear that artificial grass if installed should be the full front yard. Mr. Hoffman agreed to install the full front yard but has not followed through.
- The Brandmyer's house has many architectural issues.

Mr. Biele mention that while the Board originally approved \$200,000 for asphalt repairs for the summer of 2021, they later authorized Mark Miller and Brian Akers to spend up to \$100,000 on street repairs. Mark and Brian drove the streets and highlighted what needed to be done asap and ended up spending only \$8,000. Mr. Biele suggested a separate committee be formed to get a better handle on the road resurfacing. This is a big project and needs more dedicated

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time. Mr. Burgess, Mr. Cooper, and Ms. Jiggins agreed to form a committee. Mr. Biele suggested they meet with Gary Butler to get an understanding of what needs to be done. Also, George Chumo, a member, has expertise in this area and may be a good resource.

FINANCIAL REPORT:

Pam Jaymes gave the financial report noting that operating cash is low due to time of year when cash collected in January 2021 is almost used up. The new semi-annual billing will go out the end of December which will replenish the operating cash. The Income Statement for October, the first month of the fiscal year, is in line with budget for both JOC and Other Operating. The only large variance is a retirement bonus of \$5,500 paid to Miguel Torres for his 40 years of service.

SECURITY REPORT:

Brian Akers reported that he is having difficulty maintaining qualified patrol officers. He informed the Board that security cameras cover the common area greens.

Meeting adjourned