



Monthly Management Report for Eldorado

July 12, 2019

Annual Meeting/Election:		Insurance Renewal:	
June 2019		April 2020 – Daniels Insurance	
Board Terms: One Year		Assessments	
President: David McDonald (Expires 5/4/20)		\$525 annually	
Vice President: Libby Maclaren Expires - 5/3/2021)			
Secretary: Bernardo Monserrat (Expires - 5/3/2021)			
Treasurer: Joseph Gutierrez (Expires - 5/2/2022)			
Director: Todd Handy (Expires - 5/4/2020)			
David Sorkin (Expires - 5/4/2020)			
Nancy Sulzberg (Expires - 5/2/2022)			
Investment Renewals:		Bank Signature Card, Board Member:	
ALLIANCE RES CD-501 – 2/27/21 CAB RES CD-901 – 3/7/21 NYCB RES CD-187 – 2/27/20 BBVA RES CD-894 – 3/12/20		David McDonald – President Elizabeth Maclaren – Vice President Joseph Gutierrez- Board Treasurer	
Current Association Projects:		Status:	
HOAMCO / Accounting & Staff		Mike Rogers (Operations Manager) and Julie (GM) continue overseeing all projects. <u>Maintenance</u> New maintenance worker has been hired, he will start working on Sep. 3 rd <u>Facility Attendants</u> Daisy continues to work Saturdays & Sundays. Angelo continues to work Monday – Friday. <u>Pool</u> Lifeguards are now at the pool full time, some have gone back to school but we still have full time lifeguards available to cover all shifts.	

<p>Bank Signature card update</p>	<p>Board President, Vice President and Treasurer have completed paperwork for Sunflower First National Bank to update the bank signature card.</p>
<p>2019 R&R Projects</p>	<ul style="list-style-type: none"> • Dog shade structures are now stained. • New benches for dog park have been installed. • Pool renovation continues to make progress • CC septic infrastructure is almost complete • New wood flooring has been installed in Classroom • Lighting through CC has been upgraded to LED • Portable pitchers mount has been ordered and delivered • Safety netting for baseball field has been ordered • Riding arena subsurface • Blink security cameras have been installed throughout CC • Bathhouse Remodel (phase 1) is complete • New Pool Deck • Pool and CC septic lifts stations have been installed
<p>Gopher Removal</p>	<p>Maintenance crew has taken over gopher removal.</p>
<p>Maintenance Update</p>	<ul style="list-style-type: none"> • Watered island daily • Mowed baseball field • Mowed sections of hike & bikes • Provided water to all stable owners (individually) • Irrigation repair throughout CC • Mowed weeds at stables • Set gopher traps and catching • Set mouse traps and catching • Cleaned out Barn • Set up tents for Ice Cream Social • Installed bull gate by 400 trailhead • Removed T-posts from 200 trail • Weekly harrowing of all arenas • Monthly dog park maintenance • Cleared debris from all courts • Purchased tires for Titan truck • Changed marquees • Worked on problem tickets

OFFICE STAFF REPORT	<ul style="list-style-type: none"> • Released liens • Helped with Ice cream social • Developed maintenance schedule • Worked on R&R schedule • Sent out stable billing • Caliber training • Opened pool • Sent out stable late notices • Met with ATI & HIS regarding cameras needed • Met with electrician for additional lighting at CC • Managed AR Accounts • Responded to records request • Ordered equipment and supplies for CC • Attending committee meeting as liaisons • Reviewed and updated collections report • Notarized documents for homeowners
Association Projects:	Status:
<p>- Well Evaluation</p> <p>- Stable water Leaks</p> <p>- Backwash</p> <p>- Bath House Remodel</p>	<p>New well is working perfectly fine, we have great water pressure.</p> <p>New water system is currently being installed expected completion date is September 27th</p> <p>New backwash, septic & water systems have been installed and irrigation design is created to distribute effluent.</p> <p>Phase 1 of bath house remodel is complete. We are currently working on developing the scope of work for phase 2 of the remodel.</p>
Committee	Update:
Election Committee	<p>Board Liaison Report</p> <p>The Bylaws review ad-hoc committee has met and will meet next week. (Correction: July 2nd.)</p> <p>The Working Session Board meeting will be on Monday the 17th and the Board meeting will be Thursday, the 20th.</p> <p>According to a representative from Hoamco, the ECIA members will have to approve, by annual ballot, a change in the way the ECIA files its taxes. The IRS Ruling 70-604 requires the vote in order to carry over the budget balance to the next fiscal year. This process can reduce the ECIA's taxes. The Finance Committee will likely research this matter and provide an explanation to the Members of this new process. The Election Committee will create the appropriate ballot format for the annual election.</p> <p>Item 46; processing the late returns of Quorum Proxy Statements, was completed by Butch and Kathie on May 17th. There were very few returns. These late returns were validated and placed in the 2019 election</p>

<p>F&G Committee</p>	<p>documents box which was sealed, marked with the destruction date and securely stored by Staff.</p> <p>The post mortem of the quorum proxy statement returns was discussed last meeting. Mary will create a summary of the assessment for Board.</p> <ul style="list-style-type: none"> • B. OneDrive Documents Review - Status <p>Butch moved the 2015 election documents with one retention vote into a new folder, "Documents Pending Deletion". Documents with two or more votes will be retained. Mary's listing of documents will be deleted.</p> <p>Mary checked the Operating Documents for potential deletion and will send her evaluation for the Committee's review.</p> <ul style="list-style-type: none"> • Disposition of Open Problem Tickets - Kitchen re-cleaned on 7/5; Cleaning company rehired for weekly visits. Maintenance crew cleared cuttings/debris off Av. Eldorado hike-bike on 8/1. • Pool Rehabilitation - Pool inspected Aug 5; issues with tot pool which have been rectified. Final inspection either Aug 8 or 9. Grand opening ceremony being planned. • Rodent Problem Around CC - many additional traps deployed around CC. Lots of mice being caught. Hole in eaves patched. No further evidence of rodents inside buildings. • Gopher Problem Around New Trees - traps around trees catching critters. Trees looking healthier. • Mike Rogers reported that people in cars were seen driving from the CC parking lot, along the hike-bike path adjacent to the dog park, to short cut onto Av Monte Alto. He recommended a locking collapsible bollard be installed at the intersection of that path with the parking lot. F&G strongly supports this action and suggests it be acquired and installed asap. It can be funded out of hike-bike trail operating maintenance funds. 		
<p>Finance Committee</p>	<p>R&R Data Update</p> <p>Discussion of updated database. It appears that planned Hike/Bike maintenance and apron project have been included twice, allowing a reduction in the Operating budget for these items of about \$90K for 2020. This will have a ripple effect moving forward to somewhat reduce needed revenue.</p> <p>Analysis of Different Assessment Scenarios</p> <ul style="list-style-type: none"> • Review of Reserve Funding vs. Expenditures as a function of future assessments. Several scenarios were examined, including the effect of a Special Assessment. • A preliminary assignment of water and septic components of projected 2019 expenditures would indicate a Special Assessment of about \$127 per lot: <table> <tr> <td data-bbox="535 1795 1015 1837">• New Well Pit and Pump (Kuckelman)</td><td data-bbox="1015 1795 1451 1837">\$20,763</td></tr> </table>	• New Well Pit and Pump (Kuckelman)	\$20,763
• New Well Pit and Pump (Kuckelman)	\$20,763		

	<ul style="list-style-type: none"> • All Water Mgt Associates work \$204,345 • Stables Water Distribution \$128,000
	Total is \$353,108, or approx. \$127/lot.
Information Committee	<p>Use of “One Time” Special Assessment</p> <ul style="list-style-type: none"> • Per Declaration of Covenants in Article V (Covenant for Assessments), Section 4 (Special Assessment for Capital Improvements) “the Board ...may levy a special assessment payable by installments or otherwise, to be used for the purpose of installation, maintenance, repair or replacement of an electrical and/or gas utility system(s), a piped water and/or sewer utility system(s) and streets, roads, and drainage system(s). Such special assessments shall be apportioned on a per lot basis... • A lively discussion ensued regarding the meaning of a “water and/or sewer utility system.” All agreed that so classifying some of the work would be problematical, and likely to lead to legal challenge. • Such a challenge would be divisive within the ECIA membership. • Collection of a Special Assessment during such a challenge could be difficult to implement, and even more difficult to unwind should a challenge be successful. • Whatever the financial advantages, attempting a Special Assessment would represent an unacceptable legal, political and administrative risk and would not presently be recommended by the FC to the Board. <p>Motion to the Board to Recommend 2020-21 Assessment Amount</p> <ul style="list-style-type: none"> • The Finance Committee considered the likely Operating Budget needs, and projected Reserve expenditures as currently foreseen. • There appears to be some duplication of expenses from the Operating budget projection, and the specific Hike/Bike maintenance and Aprons project, which will need correction. • The Finance Committee anticipates a recommendation of \$575-\$595 per lot for 2020-21
Bylaws Committee	<p>Analysis of Different Assessment Scenarios</p> <ul style="list-style-type: none"> • Review of Reserve Funding vs. Expenditures as a function of future assessments. Several scenarios were examined, including the effect of a Special Assessment. • A preliminary assignment of water and septic components of projected 2019 expenditures would indicate a Special Assessment of about \$127 per lot:
	<ul style="list-style-type: none"> • New Well Pit and Pump (Kuckelman) \$20,763 • All Water Mgt Associates work \$204,345 • Stables Water Distribution \$128,000
	Total is \$353,108, or approx. \$127/lot.

- **Use of “One Time” Special Assessment**
- Per Declaration of Covenants in Article V (Covenant for Assessments), Section 4 (Special Assessment for Capital Improvements) “the Board ...may levy a special assessment payable by installments or otherwise, to be used for the purpose of installation, maintenance, repair or replacement of an electrical and/or gas utility system(s), a piped water and/or sewer utility system(s) and streets, roads, and drainage system(s). Such special assessments shall be apportioned on a per lot basis...
- A lively discussion ensued regarding the meaning of a “water and/or sewer utility system.” All agreed that so classifying some of the work would be problematical, and likely to lead to legal challenge.
- Such a challenge would be divisive within the ECIA membership.
- Collection of a Special Assessment during such a challenge could be difficult to implement, and even more difficult to unwind should a challenge be successful.
- Whatever the financial advantages, attempting a Special Assessment would represent an unacceptable legal, political and administrative risk and would not presently be recommended by the FC to the Board.
- **Motion to the Board to Recommend 2020-21 Assessment Amount**
- The Finance Committee considered the likely Operating Budget needs, and projected Reserve expenditures as currently foreseen.
- There appears to be some duplication of expenses from the Operating budget projection, and the specific Hike/Bike maintenance and Aprons project, which will need correction.

New Business;

- **Schedule Committee meetings for at least rest of year:** With input received from Amelia via email, the committee has tentatively agreed to schedule the following dates for future meetings: August 6th and 20th; September 3rd and 13th; October 1st and 14th; November 5th and 19th; December 3rd, January 7th and 27th. All meetings are to be in the ECIA conference room from 1 PM to 3 PM. This list of meetings has been sent to ECIA staff to confirm availability.
- **Discuss Proposed Bylaws Revisions:** Discussion of proposed Bylaws Revisions started at approximately 2 PM. With Amelia’s absence the committee opted to discuss but not vote on any proposed revisions until Amelia’s input could be heard by rest of committee. The committee decided to review all proposed revisions in section order requiring the received suggestions to be sorted by Article/Section. The committee discussed and took resolution notes in the Proposed Bylaws Revision List on Item numbers 1, 15, 16, 37, 38, 39 and 40. Discussion time for meeting was 75 minutes. Total discussion time for committee so far is 75 minutes.

After Hours Emergency Calls:					
	None in the last 30 days				
Financial Reporting:	Status:				
March 2019 Financials April 2019 Financials May 2019 Financials June 2019 Financials July 2019 Financials	Emailed to BOD w/packet on 4/07/19 Emailed to BOD w/packet on 5/10/19 Emailed to BOD w/packet on 6/05/19 Emailed to BOD w/packet on 7/06/19 Emailed to BOD w/packet on 8/07/19				
Balances (as of 7/31/2019)	Operating Accounts: \$1,122,500.22 Reserve Account: \$620,807.61				
Reserve Contributions					
Notable Variances:					
Account #	Description	Budgeted	Actual	Variance	Comments
GL-5330	Sponsored Events	\$1,200	\$6,800.73	\$5,600.73	Fourth of July
GL-5856	Alarm Monitoring	\$48.00	\$5,005.05	\$4,957.05	Hired night security to prevent vandalism
GL-6405	Dog Park Expenses	\$200.00	\$1,099.58	\$899.58	Bought 2 new dog stations

Respectfully Submitted by:
Julie Navarro | General Manager