HOAMCO

Eldorado Community Improvement Association, Inc

Monthly Management Report for Eldorado

August 14, 2020

Annual Meeting/Election:	Insurance Renewal:
May 2020	April 2021 – Daniels Insurance

Board Terms: One Year	Assessments
President: Nancy Sulzberg (Expires - 5/2/2022) **Vice President: Melicent D'Amore (Expires - 5/3/2021)** **Treasurer: Salvatore Monaco (Expires - 5/3/2021)** **Secretary: Carol Sanguinetti (Expires - 5/3/2022)** **Director: David Sorkin (Expires - 5/1/2023)** **Open Term (Expires - 5/1/2023)** **Open Term (Expires 5/1/2023)**	$550 annually

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	Salvatore Monaco Nancy Sulzberg Melicent D'Amore

Current Association Projects:	Status:
HOAMCO Staff	General Manager - Julie Navarro Operations Manager - Mike Rogers Executive Assistant - Rachel Turnbough Pool Manager - Jessica Collins Office Assistant – Sarah Skagen Maintenance Leonard Prada Lawrence Sanchez Joe Everts Angelo Prada Anthony Prada

Maintenance Update	
	• Set mouse traps and catching
	• Weekly harrowing of all arenas
	• Monthly dog park maintenance
	• Cleared debris from all courts
	• Changed marquees
	• Mowing at stables
	• Installed sign cabinet at stable entry
	• Prepared sight for pole between basketball & tennis courts.
	• Changed configuration at upper round pen
	• Trenched for Main Road electrical panel at stables
	• Replaced old with new horse gate to upper arena
	• Trenched and laid wire for replacement outlet
	• Cleared all hike & bike trail related culverts along Ave. De Torreon
	• Began removing branch piles that had been left by volunteer group
OFFICE STAFF REPORT	
	• Managed online reservation system
	• Managed AR Accounts
	• Released liens / filed liens
	• Responded to records request
	• Ordered equipment and supplies for CC
	• Provided payoffs for refinancing
	• Attended committee meeting as liaisons
	• Reviewed and updated collections report
	• Account Reconciliations
	• Set up all Zoom meetings
	• Working on new stable billing system
	• Issued pool passes
	• Provided second draft of 2021 budget
	• Developed new pool hour schedule

Association Projects:	Status:
• **Community Center Flooring**	o Complete.
• **Community Center Lighting**	o CC lighting, conference room complete. Classroom will be completed late July.
• **Stable Water System**	o Complete.
• **Security Cameras**	o Project Complete. Currently working with Mike Ault on online service for additional cameras.
• **Parking Lot Lighting**	o Complete.
	o Complete.

• **Mechanical Room**	o Complete.
• **Pool Shade Structures**	o Complete.
• **Additional Playground Equipment**	o Complete.
• **Dog Park Annex**	o Complete.
• **New F-150 Truck**	o Complete.
• **Resurface of basketball courts**	o Complete.
• **Parking Lot drainage improvement**	o Complete.

Committee	Update:
Committee Meetings	All meetings are being held using Zoom.

After Hours Emergency Calls:	
	None in the last 30 days

Financial Reporting:	Status:
January 2020 Financials	Emailed to BOD w/packet on 2/07/2020
February 2020 Financials	Emailed to BOD w/packet on 3/05/2020
March 2020 Financials	Emailed to BOD w/packet on 4/08/2020
April 2020 Financials	Emailed to BOD w/packet on 5/07/2020
May 2020 Financials	Emailed to BOD w/packet on 6/04/2020
June 2020 Financials	Emailed to BOD w/packet on 7/09/2020
July 2020 Financials	Emailed to BOD w/packet on 8/06/2020
Balances (as of 07/31/2020)	Operating Accounts: $863,076.07 Reserve Account: $718,758.50
Reserve Contributions	

Notable Variances:

Account #	Description	Budgeted	Actual	Variance	Comments
GL-5330	Sponsored Events	$3,500.00	$73.14	$ 3,426.86	No events are currently taking place.
GL-6405	Dog Park Expenses	$600.00	$1,450.38	$ 850.38	Doggy station and case of doggy bags were purchased

Respectfully Submitted by:

Julie Navarro| General Manager