



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		Mr. Rogers has been promoted to Operations Manager, he and Julie (GM) continue overseeing construction projects. <u>Maintenance</u> No Update. <u>Facility Attendants</u> Daisy continues to work Saturdays & Sundays. Angelo continues to work Monday – Friday. <u>Pool</u> Lifeguards are working on different projects through the common areas.	

Bank Signature card update	Board President, Vice President and Treasurer have completed paperwork for Sunflower First National Bank to update the bank signature card.
2019 R&R Projects	<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
EAWSO	No update.
Prairie Dog Removal	Eco-Solutions has not been returning our calls, we are currently looking for an alternate company for this service.
Gopher Removal	Maintenance crew has taken over gopher removal.
Maintenance Update	<ul style="list-style-type: none"> • Watered island daily • Mowed baseball field • Daily turn on and off water at stables • Repaired fence at stables • Tree trimming at the stables • Mowed Library Trail • Mowed weeds at stables • Installed post in upper arena • Set gopher traps and catching • Set mouse traps and catching • Repaired flatbed trailers • Cleaned out Barn • Set up for 4th of July • Helped with breakdown of 4th of July • Fixed screens on CC doors • Working on new obstacle course at stables • Weekly harrowing of all arenas • Monthly dog park maintenance

OFFICE STAFF REPORT	<ul style="list-style-type: none"> • Sent out notice of liens • Planned for Fourth of July • Developed maintenance schedule • Worked on R&R schedule • Sent out stable billing • Completed 3rd stable inspections • Sent out stable inspection reports to barn owners • Set up payment plans for homeowners • 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 • Negotiated payment with lienied accounts
Association Projects:	Status:
- Well Evaluation	Water quality report came back with good results.
- Stable water Leaks	We have selected vendor for water system at stables contract has been signed, work will begin the week of July 15 th
- Backwash	New backwash, septic & water systems have been installed and irrigation design is created to distribute effluent.
- Bath House Remodel	Work started on March 11 th workers continue to accomplish something new every day. Expected pool opening in late-July.
Committee	Update:
Election Committee	<p>Should EC post its Meeting Policy on Website? It might be helpful for other committees as an example. Butch moved to ask staff to post this document under Election Committee, About tab, on the website. Mary seconded. The motion carried with 4-0 voice vote. Bette offered a suggestion that some of the Election Committee meet with the new board members to go over the governing documents, especially the Bylaws, and provide them opportunity to ask questions.</p> <p>David said the Board will discuss this at the Working Session and get back to Bette.</p> <p>Board Liaison Report</p> <p>The Working Session Board meeting will be on Monday the 17th and the Board meeting will be Thursday, the 20th. 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>F&G Committee</p>	<ul style="list-style-type: none"> • No new Problem Tickets. New problem ticket will be created for Railroad room heaters. • Pool Rehabilitation: <ul style="list-style-type: none"> ○ Deck passed inspection. ○ Splash pad and Zero entry kiddy pool ideas and cost estimates were sent to the ECIA Board for review. They were rejected due to costs. These will be explored further as new capital projects. ○ Pool side is submitting a variance to retain the pool wall height. ○ Still shooting for July 4 opening. ○ Pool status update meetings continue on the 1st and 3rd Thursdays <p>Board Liaison Update:</p> <ul style="list-style-type: none"> • Environmental Stewardship Committee is now a standing committee. • Todd reminded Committee chairs about ECIA Annual meeting Monday May 6, 2019 at 7pm. • Libby M. rented a wood chipper for the ECIA maintenance staff for weekend of May 4, 2019 and trimmed tree branches will be shredded on Saturday. • David Sorkin was appointed at April Board meeting to ECIA Board for 1 year. 						
<p>Conservation Committee</p>	<p>No Update</p>						
<p>Finance Committee</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>• New Well Pit and Pump (Kuckelman)</td><td>\$20,763</td></tr> <tr> <td>• All Water Mgt Associates work</td><td>\$204,345</td></tr> <tr> <td>• Stables Water Distribution</td><td>\$128,000</td></tr> </table> <p>Total is \$353,108, or approx. \$127/lot.</p> <p>3. 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. 	• New Well Pit and Pump (Kuckelman)	\$20,763	• All Water Mgt Associates work	\$204,345	• Stables Water Distribution	\$128,000
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<p>Information Committee</p>	<ul style="list-style-type: none"> • 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. 4. 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. <ul style="list-style-type: none"> • A discussion of implications of County affordable housing zoning on Eldorado ensued, further study of situation needed. • A discussion of web designers led to decision to work with GM Julie Navarro to decide which company to hire. • Old Business: Discussion of Welcome Packet contents did not lead to conclusion. • New Business: Pool project update article with photos in works. Fireworks and pets article to be written by Lee and Libby. 285 Recycles article to be included. • Articles for August issue to be determined, layout by Janine <ul style="list-style-type: none"> • New Logo design discussed, to be pursued. • New member DiAna Gutierrez was added to Information Committee.
<p>Bylaws Committee</p>	<p><i>Meeting Schedule:</i> The committee will meet in the ECIA Conference Room twice per month on Tuesdays at 1:00 pm, on the following dates: July 2, July 23, August 6 and August 20. Future meeting dates will be established later.</p> <p><i>(b) Document review and editing, storage:</i> Butch will establish a OneDrive account for the committee and provide keys to all members, and information on how to use it; he will also open an email account for the purpose of receiving feedback from ECIA members on suggested Bylaws changes. The Bylaws Committee will use Word and the same syntax for redlining documents as is used by the Election Committee. The secretary will manage documents and version control. The chair will backup copies of the committee's documents.</p> <p><i>(c) Meeting procedures:</i> the committee will provide an open forum at its meetings if ECIA members attend and wish to provide input, but the primary methods for obtaining public input on the committee's work will be via email and an open forum to be held in the future. The committee will follow the same or a similar meeting procedure policy as the Election Committee. The secretary will distribute draft minutes to committee members as soon as possible after each meeting so that the committee may preliminarily approve them for posting via email, consistent with Board policy for standing committees.</p>

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	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				
Balances (as of 6/30/2019)	Operating Accounts: \$1,387,147.33 Reserve Account: \$790,170.08				
Reserve Contributions					
Notable Variances:					
Account #	Description	Budgeted	Actual	Variance	Comments
GL-6175	Hike & Bike	\$15,000	\$0.00	\$15,000	Hike & Bike maintenance that has not been completed
GL-6002	Maintenance Payroll	\$12,202.66	\$7,477.97	\$4,724.69	Currently have two maintenance techs.
GL-6003	Pool Payroll	\$28,000.00	\$6,456.89	\$21,543.11	Pool is not open yet

Respectfully Submitted by:
Julie Navarro | General Manager