



Monthly Management Report for Eldorado

June 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) 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)		\$525 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		David McDonald – President Elizabeth Maclaren – Vice President Joseph Gutierrez- Board Treasurer	
Current Association Projects:		Status:	

HOAMCO / Accounting & Staff	<p>Mr. Rogers (Pool Manager) and Julie (GM) have taken over overseeing construction projects. We are currently fully staffed in all departments.</p> <p><u>Maintenance</u> Lawrence is our new Maintenance Worker who began working with us on June 3rd.</p> <p><u>Facility Attendants</u> Daisy continues to work Saturdays & Sundays. Angelo continues to work Monday – Friday.</p> <p><u>Pool</u> Mr. Rogers (Pool Manager) has 6 returning lifeguards and 2 new guards received their certification on June 7th</p>
Bank Signature card update	<p>Board President, Vice President and Treasurer have completed paperwork for Sunflower First National Bank to update the bank signature card.</p>
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
EAWSO	<p>No update.</p>
Prairie Dog Removal	<p>Eco-Solutions has not been returning our calls, we are currently looking for an alternate company for this service.</p>
Gopher Removal	<p>Maintenance crew has taken over gopher removal.</p>
Maintenance Update	<ul style="list-style-type: none"> • Watered island daily • Mowed baseball field • Daily turn on and off water at stables • Replaced two toilets in community center • Repaired fence at stables • Tree trimming at the stables • Mowed Library Trail • Mowed weeds at stables • Installed post in upper arena • Painted dog park benches • Lowered windscreens in courts • Painted Railroad room • Set gopher traps

OFFICE STAFF REPORT		<ul style="list-style-type: none"> • Set mouse traps • Repaired flatbed trailers • Cleaned out Barn • Cleaned CC windows
		<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 • Sent out RFQ's for stable waterlines • Completed 2nd 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 • Took new lifeguards for certifications
Association Projects:		Status:
<ul style="list-style-type: none"> - Well Evaluation - Stable water Leaks - Backwash - Bath House Remodel 		<p>Well has been upgraded to code, we are currently awaiting results from water quality.</p> <p>We have selected vendor for water system at stables contract has been drafted.</p> <p>New backwash, septic & water systems have been installed and irrigation design is created to distribute effluent.</p> <p>Work started on March 11th workers continue to accomplish something new every day. Expected pool opening in mid-July.</p>
Committee	Update:	
Election Committee	<p>Mary asked about staff training. Anna stated it was very helpful and requested doing it next year as a refresher. She said the Election checklist and list of steps were most helpful.</p> <p>Butch asked Anna if she had feedback regarding the process for dispensing duplicates. A discussion ensued regarding marking the envelopes with "R" for</p>	

	<p>replacement documents to aid in ballot/QPS logistics.</p> <p>Board Liaison Report</p> <p>David Sorkin was appointed to the Board at the last Board meeting. His term expires 2020. The Board interviewed Nancy Sulzberg for a position ending 2022. Joseph Gutierrez will also be interviewed for a 2022 position.</p> <p>Bylaws Ad-hoc Committee: Butch will be on the Committee and they are looking for additional members.</p> <p>The Board is planning a retreat. If the Election Committee wants to suggest something for the Board's consideration we are invited to do so.</p> <p>Bette voiced a concern to Butch that the minimum time was not provided between advertising and interviewing prospective members. After discussion, it was decided the minimum 30-day requirement had been met.</p>
F&G Committee	<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. • Mike Rogers was introduced as the new pool manager. Mr Rogers is looking at hiring and training lifeguards for the ECIA pool season. He has also had one meeting with the pool sub-committee and has reviewed the operating manual left by Kelsey Pederson. • 2019 Major maintenance Activities, R&R and New Capital Projects: Maintenance staff has been reorganized as follows: Joey covering stables, Uriah – hike/bike trails, Compadres Park and Preserves, and Leonard the Community Center. • Developing New ECIA Website: Information Committee is still reviewing 4 bids for new ECIA website; should have their recommendations in a week. • Security cameras Acquisition/Installation: staff being trained; 4 cameras will be installed. • Outdoor Water Faucets: Proposal bid was for 35K for running lines for outdoor water faucets. No budget this year.
Conservation Committee	<p>Library Trail completion (Hire equipment operator? Are known boundaries adequate to blade entire length?): Paul Butt had the surveys done. Tom Brimacombe said we need an operator with tractor and blade. Jan-Willem Jansens (JWJ) gave us the name of a contact who would be willing to work on the 401; see the April 2 minutes (Gary Bates, first choice; Jeremiah Kidd, backup choice). Mark Young said there was no project manager (Russell Winslow, only for the pool). Elizabeth Maclaren said they are trying to find someone to replace Mike Bullock. Mark Young said the new person, Joey, knows how to drive Kubota. Tom Brimacombe said it would be nice to do in-house, although John</p>

<p>Finance Committee</p>	<p>Parker thought contractors would be more beholden. Mark Young said HOAMCO might pay to help out. Tom Brimacombe thought it would be good if Committee members would be on scene, with guidance. Elizabeth MacLaren thought Julie Navarro from HOAMCO wouldn't object to having Committee members supervise the operator. Tom Brimacombe estimated we would need somebody for half a day. Mark Young will talk to Julie, about the Kubota and blade. John Parker offered to come with one HOAMCO employee, and wanted to have this work down before the rainy season (and per John Reynolds, before school starts again).</p> <p>Review and discussion of Landscape Practices Document: John Parker needs to shop this around; he ran it by a Master Gardener and it needs work. He asked if this might fall under the purview of the new Environmental Stewardship Committee (Chair, Karen Murry). It wasn't a how-to, what we really want, just informational. He mentioned that people can create a berm on their property, but they should stabilize it with native plantings, and there is a list of recommended plants from the Architecture Committee. He prefers not to invest a lot of our time on it. Mark Young will send the documents to Kare</p> <p>Pool Update – Status of project work/Gantt Chart review; Update on costs and pool opening date</p> <ul style="list-style-type: none"> • Pool budget is unchanged at \$750K, except for \$30K additional funds (below) for the Irrigation system to ecologically dispose of backwash water. • Uncertainties regarding Pool mechanical and electrical equipment, inspections, and Contractor scheduling difficulties make it unlikely the Pool will open before mid-July. • The Finance Committee advised that the Board be frank and prompt with Association members regarding Pool status. • Mike Rogers is now in charge of Pool rehab contract management, and overall maintenance responsibilities. • Russell Winslow, who has been overseeing Pool reconstruction, will possibly be available for Phase 2 Pool projects but not before. • Treasurer Gutierrez distributed an analysis of cash flow for the Pool, Stable and other Replacement Reserve projects. It indicates that additional \$32K cash will be needed. This would be most conveniently available from Operating cash. <p>ECIA Irrigation Proposal</p> <ul style="list-style-type: none"> • The ECIA has been seeking an environmentally responsible way to process and reuse waste water from the Community Center and Pool. • Water Management has submitted a proposal for treatment, storage and irrigation use of such waste water. It exceeds the original estimate of \$20K by about \$30K, for the fixed price of \$50,580 • The FC reviewed the Water Management updated proposal and the justification that Water Management had originally been selected by competitive bid, and invited to submit a complete proposal once the scope was fully identified. The FC advised that Julie provide this justification as a written part of the procurement file, and recommended that the Board accept
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	<div>this enhanced proposal</div> <div>RFP and proposed contract for stable waterlines</div> <div><div><div></div><div>The FC reviewed the RFP documents and proposed contract for the Stable Water Line replacement project and recommended that the Board approve the proposed contract with New Image, with modifications.</div></div></div>				
After Hours Emergency Calls:					
	None in the last 30 days				
Financial Reporting:	Status:				
March 2019 Financials April 2019 Financials May 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				
Balances (as of 5/31/2019)	Operating Accounts: \$1,219,222.49 Reserve Account: \$841,197.00				
Reserve Contributions					
Notable Variances:					
Account #	Description	Budgeted	Actual	Variance	Comments
GL-6400	Pest Control	\$2,065.00	\$4.79	\$2,060.21	Cancelled gopher removal contract and purchased traps
GL-6575	Signage	\$85.00	\$2,469.35	\$2,384.35	Ordered new signs for CC a& courts.
GL-6511	Community Center Repairs	\$2,500.00	\$1,312.02	\$3,812.02	Some items ordered were returned and credited back to account

Respectfully Submitted by:
Julie Navarro | General Manager