



Eldorado Community
Improvement Association, Inc



Monthly Management Report for Eldorado

May 17, 2019

Annual Meeting/Election:		Insurance Renewal:	
May 2019		April 2020 – Daniels Insurance	
Board Terms: One Year		Assessments	
President: David McDonald (Expires 5/4/20)		\$525/Annually	
Vice President: Elizabeth Maclaren Expires - 5/3/2021)			
Secretary: Bernardo Monserrat (Expires - 5/3/2021)			
Treasurer: Joseph Gutierrez (Expires - 5/2/2022)			
Director(s): 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	<p>Russell Winslow continues as our Construction Manager for the pool renovation project.</p> <p>We have hired Ashley Springer as our Community Relations & Event Coordinator.</p> <p><u>Maintenance</u></p> <p>Leonard has been promoted to Maintenance Supervisor.</p> <p><u>Facility Attendants</u></p> <p>Daisy has been hired to work Saturdays & Sundays.</p> <p>Angelo has been hired to work Monday – Friday.</p> <p><u>Pool</u></p> <p>Mike Rogers (Pool Manager) has hired 16 lifeguards and is currently working on his CPT certification.</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
EAWS	<p>No Update.</p> <p>No Update.</p>
Prairie Dog Removal	<p>Maintenance crew will be taking over gopher removal.</p>
Gopher Removal	
Maintenance Update	<ul style="list-style-type: none"> • Basketball courts were striped for Pickle ball • Maintenance on dog park mulch • Filled water station at dog park • Replaced windscreen at basketball courts • Barn clean up • Spread mulch at Compadres Park • Worked for Fire prevention mulching tree trimmings • Weed removal at stables • Replaced door handles on Railroad Room • Maintained water schedule at stables • Took mowers for maintenance • Installed new crossing signs at hike and bike • Graffiti removal at Compadres Park • Painted Railroad Building • Mowed weeds on hike and bike

OFFICE STAFF REPORT		<ul style="list-style-type: none"> • Mowed baseball field • Painted Entrance signs • Painted stable gates • Installed tent for Earth Day • Installed gopher traps • Installed Neighborhood watch signs <ul style="list-style-type: none"> • Sent out 1st late notices • Planned for Earth Day • Trained Ashley • Developed maintenance schedule • Worked on R&R schedule • Sent out stable billing • Attended annual meeting • Ordered new signs for preserves • Worked on stable water system scope of work • Completed 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 • Attended committee meeting as liaisons • Reviewed and updated collections report • Attended Fire Prevention Awareness "Chipping Day" • Planned Road Clean Up • Preparing for 4th of July • Volunteer Appreciation
Association Projects:		Status:
- Well Evaluation		Well has been upgraded to code
- Stable Water Leaks		We have selected vendor for water system at stables
- Backwash		New backwash, septic & water systems have been installed
- Bath House Remodel		Work started on March 11 th and will be ongoing for the next few weeks.
Committee	Update:	
Election Committee	The minutes for March 13, 2019, were approved 3-0 via email. On March 22, 2019, the request was made for posting these minutes to the website.	

	<p>A motion was made by Kathie and seconded by Mary to confirm the 3-0 email votes approving the March 13, 2019 minutes. The motion was carried 3-0 by voice vote, one abstaining.</p> <p>Board Liaison Report</p> <p>There are now four members on the Ad-Hoc Bylaws Review Committee. They are looking for a fifth member and will appoint the committee at the May meeting and will have the organization meeting in June.</p> <p>David Sorkin was appointed to be a Director on the ECIA Board at the April meeting. His term will end 2020.</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. • 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.
<p>Finance Committee</p>	<p>Report on Status of R&R 2019 Projects</p> <ul style="list-style-type: none"> • All except Pool Rehab and Stable Water suspended pending Pool completion and Stable Water firm bids. <p>Pool Update – Status of Project Work</p> <ul style="list-style-type: none"> • Schedule Review indicates that July 4 is still a reasonable expectation for opening, with mechanical startup and State inspections the major unknowns. • Deck pour will be done in about 2-3 weeks. • 2019 Pool and Community Center water/septic combined upgrades holding to budget of \$748K, with \$25K of original \$30K contingency still remaining. • 2020 Phase 2 costs expected at \$162K. • Pool Manager Mike Rogers has offers out to about 14 lifeguards, most pending drug tests. Lifeguards will be used on temporary maintenance and landscape projects prior to pool opening.

	<div>Stable Issues (water lines)</div> <div><ul style="list-style-type: none">• Some scope clarifications are out for re-bid.• Tentative budget is now \$125K.• It is not clear how or whether long-time road drainage issues will be addressed.• Responsibility for various maintenance areas, including those at the Stable, have been assigned to individual maintenance staff. Some extra effort has recently been put into Stable items such as common area fences and arenas to deal with normal winter deterioration.</div>				
After Hours Emergency Calls:					
	None in the last 30 days				
Financial Reporting:	Status:				
February 2019 Financials March 2019 Financials April 2019 Financials	Emailed to BOD w/packet on 3/07/19 Emailed to BOD w/packet on 4/07/19 Emailed to BOD w/packet on 5/04/19				
Balances (as of 4/30/2019)	Operating Accounts: \$1,216,739.78 Reserve Account: \$1,028,110.82				
Reserve Contributions					
Notable Variances:					
Account #	Description	Budgeted	Actual	Variance	Comments
GL-6400	Pest Control	\$1,264.00	\$2,317.59	\$1,053.59	Cancelled gopher removal contract and purchased traps
GL-7550	Dumpster Removal	\$633.00	\$1,300.88	\$ 667.88	Miscoding from manure removal
GL-6511	Community Center Repairs	\$2,000.00	\$2,510.18	\$510.18	New gravel driveway between pool and CC was coded to this GL

Respectfully Submitted by:
Julie Navarro | General Manager