



Monthly Management Report for Eldorado

May 19, 2021

Annual Meeting/Election:	Insurance Renewal:			
May 2022	April 2022 – Daniels Insurance Assessments			
Board Terms: One Year				
President: Sal Monaco (Expires - 5/6/2024)	\$550 annually			
Vice President: David Sorkin Expires - 5/1/2023)				
Treasurer: Joseph Gutierrez (Expires - 5/3/2023)				
Secretary: Carol Sanguinetti (Expires - 5/2/2022)				
Director: James Caruso Expires - 5/2/2022)	3			
Director: Erika Penczer (Expires - 5/1/2023)				
Director: Johnathan Turkle (Expires 5/6/2024)				
Investment Renewals:	Bank Signature Card, Board Member:			
ALLIANCE RES CDARS-573 – 3/9/23(0.80%)	Salvatore Monaco			
CAB RES CD-901 – 3/7/24 (0.80%)	David Sorkin			
ALLIANCE CDARS-293 – 7/22/21 (.40%) CAB OP CDARS-002 – 3/24/22 (0.55%)	Joseph Gutierrez			
Current Association Projects:	Status:			
HOAMCO Staff	General Manager - Julie Navarro			
	Operations Manager - Mike Rogers Assistant General Manager - Jessica Collins			
	Covenant Compliance Officer – Mark Young			
	Administrative Assistant - Jocelyn Rizo			
	Office Assistant – Melinda Espinoza/ Ciara Walsh Pool Supervisor – Kevin Raphael			
	Maintenance - Leonard Prada - Lawrence Sanchez - Angelo			

Maintenance Update	Set mouse traps and catching			
	Weekly harrowing of all arenas			
	Monthly dog park maintenance			
	Cleared debris from all courts			
	 Maintenance installed two chicanes entries into State Trust Lands 			
	 Replaced fencing near chicanes with wildlife friendly fencing 			
	Assisted residents with tumbleweed removal			
	 Performed preventative maintenance on tractors 			
	Chipped branch piles left by tree Samaritans			
	Completed front office counter remodel			
	Installed windscreen on BB court			
	Began mowing hike/bikes			
	•			
OFFICE STAFF REPORT				
	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			
	 Sent past due accounts to collections for 			
	foreclosures			
	 Processed payments onsite 			
	 Policy & procedures manual 			
	Updated marquees			

ssociation Projects:	Status:		
 Pool Sporting Accessories Security Cameras Landscape Around Pool Security Entry for Gated Amenities Basketball Court Fencing Pathway to Courts Surveying Equipment for Roads Committee 	Working on Compadres Park installation. Waiting on trees and water feature. RFP's are out, one vendor has completed a site visit. Completed by maintenance crew. Currently being worked by maintenance team. This has been ordered, most items have arrived.		
 R Projects Community Center Barn Siding & Doors Compadres Basketball Surface Community Service / Architecture Vehicle 	Vendor has been selected (DML) Will be out June 28 th to begin. Complete. New car was delivered on February 9 th 2021.		

• To	atio Lighting oro Mower	New m	Ground lighting has arrived, waiting on top lighting. New mower has been purchased. This is complete. Waiting on tile			
PoWCo	eplaster Baby Pool ool Manual Vacuum /all Corner 285 Vista Grande ompadres Park Entry Road	Pool v	Waiting on tile. Pool vacuum has been purchased. This is complete.			
 /Parking Lot Compadres Play 6-12 Ground Cover Pergolas Patio, Cactus, Dog Re- 			Mulch has been ordered waiting on delivery.			
• C	cain ompadres Play 2-5 Ground over	Mulch	Mulch has been ordered waiting on delivery (5/24) Tarp has been purchased. This is complete			
BaPi	utdoor sign at Compadres aby Pool Tarp icnic Table	Tarp h				
BaO	athroom Counter Tops aby Pool Mechanical Roof utdoor Pool Shower utside Pool Lockers	Purcha	Complete. Maintenance completed this task on February 11 th 2021 Purchased waiting on delivery Complete. Maintenance installed lockers on February 12 th 2021			
Commit	tee	Upda	Update:			
Committee	e Meetings	All me	All meetings are being held using Zoom.			
After Ho	ours Emergency Calls:					
		None i	None in the last 30 days			
Financia	al Reporting:	Statu	Status:			
January 2021 Financials February 2021 Financials March 2021 Financials April 2021 Financials		Emaile Emaile	Emailed to BOD w/packet on 2/05/2021 Emailed to BOD w/packet on 3/05/2021 Emailed to BOD w/packet on 4/07/2021 Emailed to BOD w/packet on 5/06/2021			
Balances (as of 4/30/2021)			Operating Accounts: \$1,337,680.07 Reserve Account: \$853,712.78			
Reserve Contributions		\$50,00	00.00			
Notable	Variances:					
Account #	Description	Budgeted	Actual	Variance	Comments	
GL-6177	Open Space	\$ 0.00	\$602.55	\$602.55	New GL	
	Maintenance					

Respectfully Submitted by: **Julie Navarro** | General Manager