

MINUTES OF THE JANUARY 18, 2021 BUSINESS MEETING OF THE ELDORADO STABLE COMMITTEE

1. Time and place. The January business meeting of the Eldorado Stable Committee ("the ESC") was held on January 18, 2021 on Zoom and was called to order at 5:34 pm by the Chair of the ESC. Copies of the Agenda, past meeting Minutes, the Chair Report, and the updated emergency plan were sent by email. The Zoom meeting was recorded.
2. Quorum, Attendees, Agenda. A quorum of ESC members was present, specifically Amelia Adair, Deena Joseph, Karla Lauritsen, Tara Debevec, Kelly Smith, and Lisa Bessone. In addition to ESC Members, ESC Board Liaison Carol Sanguinetti, HOAMCO Staff Jessica Collins and the following barn owners were present: Carol Loewy, Alice Griffin, and Charli Stevens. Amelia Adair presided as chair of the meeting. Tara Debevec served as Secretary. The Agenda was adopted as prepared.
3. Minutes. The Minutes of the December 2020 ESC Business Meeting were approved with no corrections.
4. Stable Story.
 - Amelia Adair thanked Christina Rutland, a regular dog walker at the stable, for finding and returning a lost cell phone.
 - Amelia Adair thanked Charli Stevens for monitoring the manure bins.
 - Karla Lauritsen thanked Amelia Adair, Herb Siegel, and Mike Ault for helping Alice Griffin with her water leak.
5. Chair's Report. The Chair's report was delivered in writing, by email. Amelia Adair gave a brief summary of items contained in the report, and discussed the 2020 Stable Metrics (attached to these Minutes).
6. Open Forum. No issues or questions brought forward.
7. ECIA Report. Amelia Adair reported for Mike Rogers, the ECIA Operations Manager, on the following topics: the gate camera update project will begin in the next two weeks; the big water leak appears to have been found, small leak is still detected and is being looked into. Additionally, there is a call into the water meter distributor to discover why main leak didn't show on meter.

Jessica Collins reported that all previous billing mistakes have been credited and bills are now accurate (no negative feedback received). New billing system is working well and is much easier to use. Fly predators have been ordered for the season and the stable community will be billed in total in March. Additional predators have been ordered due to more horses at the barn, which will create a small price increase.

8. Board Update. Carol Sanguinetti, ESC Board Liaison, reported that there is a new board member who joined the ESC meeting in December. The next Board meeting will be held on Monday January 25, 2021. An open meeting with the sheriff to answer community questions to address any safety concerns will be held February 16, 2021 at 6:00 pm.

Vacant Barn 20 has been turned over to the attorneys for litigation. An update will be provided as information becomes available. Carol S. will work with the ESC to ensure a fair process will be in place for the eventual sale of the barn and horse trailer. Additionally, she will look into the possibility of excess funds from sale being applied to Stable Amenity budget, for use on stable improvements.

9. Elect Stable Committee Officers 2021. Motion made to elect the following ESC officers:
 - Amelia Adair - Chair
 - Tara Debevec - Secretary

- Unanimously approved
- 10. Barn # 23 Remodel Application. Charli Stevens' barn plans for a 3 stall addition were reviewed and discussed. Charli confirmed paint/stain and roofing will match existing structure and ESC recognized that no variance application is needed for this design. ESC unanimously approved these plans, which will now be sent to Mark Young for final review.
- 11. Old Business.
 - Annual review of the Stable Emergency Plan is underway. Lisa Bessone has taken the original document and streamlined it. Reformatting is next. Feedback should be submitted to the ESC. Once it is completed, it will be uploaded to the website and a test message of the "DialMyCalls" system will be sent out. Jessica Collins will be trained in the emergency call protocol.
 - Stable webpage needs to be updated during the ECIA website rebuild. Per Carol Sanguinetti asked that the ESC's suggestions for changes should be sent to David Sorkin, Board liaison for the Information Committee.
 - Deena Joseph gave the following maintenance update:
 - Footing quote and report about the arenas has been received from consultant Guy McElvain.
 - The ECIA Maintenance crew is great and nice workflow has been established.
 - Arroyo Trails project doesn't have a lot going on currently due to weather, other crew obligations. One more element coming to complete initial phase.
 - Lots of new walkers and increased community use on new trail system. Great feedback from all.
 - Flood concerns have been taken into account during planning and execution of the arroyo paths. The main flood pathway has been left open of obstacles. All materials for the obstacles were donated; no money was spent on anything that could wash away.
 - Discussion of possible signs about shared use and equestrian priority in the arroyo, similar to the type of signage used at the Galisteo Basin Preserve. The topic is part of the planned review of the Common Area Use Guidelines.
 - Planning for 2021 priorities and goals tabled until February meeting due to time constraints.
 - Equine Burial Proposal is being worked on by Karla Lauritsen, nothing new to report. She'll update a white paper on the timeline of the Stable's response to the Water District's environmental concerns. Amelia will approach the Water District Board to initiate discussions about this project.
- 12. New Business.

Community Greenspace Management report given by Karla Lauritsen, main points below:

- Reduce maintenance crew hours by lowering weeding needs due to planting drought resistant native plants and encouraging grazing palatable weeds.
- Water conservation
- Beautiful spaces to enjoy;
 - We may need river rock or possible signs to mark planted areas
 - Signs could be homemade to conserve budget
 - Native seed mix available to barn owners to order
 - Online resource coming soon

13. Action Item Summary: The following action items were assigned during the meeting:

Action Item	Responsible Person	Deadline
Process for Barn 20 raised at Board executive meeting	Carol S	Next meeting

Feedback on Emergency Plan	ESC	Next meeting
Post Emergency Plan on web after feedback	Amelia/Jessica	Next meeting
DialMyCalls Test	Amelia	Next meeting
Send Barn #23 Application to Mark Young	Amelia	Done
Send David Sorkin Stable web page update info	Amelia	Next meeting
Create and laminate "meeting tonight" sign	Kelly	Before next meeting
Begin a "Coming Soon" item to inform the community about planned projects	Amelia	Next Stable email
Survey sent out on common area uses	ESC	Next meeting
Propose handmade greenspace signs	Brooke Smith and Karla	Next meeting

14. Adjournment. The meeting was adjourned at 7:18 pm.

By: Tara Debevec, Secretary 1/18/21

Annual Snapshot of Eldorado Stable Amenity

Updated: December 31, 2020

Metrics for 2020

	Current	Change from last year
Number of:		
Barns	36	↗
Families regularly using the Stables (monthly)	53	^
Estimate of people regularly using the Stables (monthly in the summer), including walkers, gardeners, artists, guests	170	^
Children riding regularly	9	↗
Community Day visitors	0	Cancelled
Gardeners seeking manure	67	^
Estimate of # of service providers used by barn owners & sharers (vets,	65	^

farriers, hay & feed suppliers, barn repair contractors, trainers, equine health professionals, saddle fitters, tractor operators, vacation care/muckers)

Barns for sale	1	v
Vacant barns	2	v
Horses	70	^
Barns sold/shared in the past 12 months	4	ß à
Barn shoppers in contact with Stable Committee	17	^
July 4 2019 Parade participants (equines)	0	Cancelled
Stable Committee Members	6	^
Estimate of Total Stable Amenity Users (Eldorado residents, their guests and potential residents only: i.e. monthly users, walkers, gardeners)	370	ß à

Major Achievements for 2020

Communications

- Eldorado Community Stable sign and new sign cabinet installed at entry
- Strategic planning session held in February
- Board training, orientation at the Stable for all board members
- Eldostable.com website/electronic bulletin board implemented
- New barn owner/sharer mentorship program implemented

Maximize use of the Amenity

- Fenced the arroyo field to add a third riding arena
- Completed phase one of the trail course
- Cleared paths in arroyo
- More trainers offering lessons for children and adults
- Significantly increased number of gardeners using our manure

Repair and improve infrastructure

- Water system replacement complete
- Upper arena restoration completed, including equipment pen replacement
- Dark Skies project reduced light pollution, replaced fixtures with solar lights
- Maintenance of arenas and roads done by ECIA crew, much improved