

MINUTES OF THE OCTOBER, 2018 BUSINESS MEETING OF THE ELDORADO STABLE COMMITTEE

1. Time and place. The October, 2018 business meeting of the Eldorado Stable Committee ("the ESC") was held on October 30, 2018 at the ECIA Community Center, and was called to order at 7:01 pm by the Chair of the ESC. Copies of the Agenda, Chair Report, past meeting Minutes, Financial Report, proposed Map with road names and Draft Revised Stable Funding Guidelines were available.
3. Quorum, Attendees, Agenda. A quorum of ESC members was present, specifically Amelia Adair, Mike Ault, Gretel Underwood, Elsa Kloess, and Karla Lauritsen. In addition to ESC Members, ESC Board Deputy Liaison Joseph Gutierrez, ESC Board Member Bernardo Monseratt, ECIA staff member Anna Hanson, and the following barn owners were present: Carol Loewy, Deena Joseph, Alice Griffin and Luci Wienczkowski. Amelia Adair presided as chair of the meeting. Mike Ault served as Secretary. The Agenda was adopted as amended, with the following changes or additions: tabling discussion of Enforcement (under Old Business).
4. Minutes. The Minutes of the September 2018 ESC Business Meeting were previously approved by e-mail; there were no corrections to those Minutes.
4. Stable Story. Amelia recognized and thanked Stable volunteers Pat Donahue, Alice Griffin, and Karla Lauritsen for helping rake the lower arena surface during recent maintenance and harrowing.
5. Open Forum. Barn owners present were invited to raise issues and questions. The following issues were raised:
 - Carol L suggested changes to the proposed Stable map.
 - Carol L asked whether we need a policy for a new health certificate/Coggins documentation for horses that leave and come back?
6. Chair's Report. Amelia provided a printed report in lieu of a spoken recap.
7. ECIA Report. ECIA Staff Member Anna Hanson reported on the water billing situation:
 - Prior water bills were under-billed based on incorrect price tier.
 - She is now dividing total usage (gallons) by meter readings per barn to figure out what percentage of the total bill each barn owes.
 - ECIA is not responsible for accuracy of meters/readings. Anna recommends each barn owner read their own meters. Barn owners may check out ECIA's endoscope to use to read their meters.
 - Going forward, ECIA will bill on a monthly basis to help catch leaks sooner. A summary spreadsheet of all individual bills will be attached with: prior total gallons reading, current total gallons reading, amount used, percent of total, and dollar amount.
 - Barn owners have not been billed for leaks at the main meter.
 - Anna answered questions from barn owners with questions about their bills. Barn owners are encouraged to meet with Anna individually to discuss discrepancies in usage in 2018 from past years, and to bring copies of their historical bills if they have them. Joseph G noted that ECIA has been billing barn owners less than the total outstanding receivable from the water department. (In the past there was no effort to reconcile the total of individual barn billings vs. the total amount charged to ECIA.)

- Anna noted that she does not have a lot of historical data to rely on in adjusting bills. Mike encouraged barn owners meeting with Anna.
- Anna will verify what billing category (residential, commercial, agricultural) we are being billed at.

Anna also reported that the deposit check for installation of the electronic gates had been mailed and installation should be happening soon.

8. Budget and Financial Issues.

- **Financial Reports.** There were no questions about the financial reports.
- **Revised Stable Funding Guidelines.**
- **Water meters:** the ESC had questions about ownership and replacement costs of individual barn water meters. Following discussion, the ESC agreed to remove mention of the water meters from the Revised Stable Funding Guidelines, pending further investigation. Joseph agreed to investigate asked how much a meter costs.
- **Vacant barns:** The ESC has received feedback from several owners of vacant or shared barns (owners of Barn #s 2, 6, 13, 24 & 25) on the proposal to charge vacant barns for manure and fly predator as if they had a single horse. They don't want to pay for any per-equine costs (e.g., manure and fly predators) when they have no horses. However, many other barn owners have expressed concern that there are too many vacant barns, and appreciate the ESC's effort to encourage more use of those barns. Amelia has had 14 inquiries about barns for sale from potential buyers since December 2017. Limited feedback from potential buyers is that barns are too expensive.
- **Supporting Sales.** The ESC and barn owners present at the meeting discussed several options for encouraging more use of the Stables and reducing the number of vacant barns. The Stable Rules currently require all barns to be occupied by at least one horse. Suggestions included improving marketing to realtors, charging a fee for vacant barns, collecting fees upon sale, and offering a grace period before such vacancy fees are collected.

The ESC agreed to revise the policy and circulate another draft to the ESC then to barn owners for review. In addition, the ESC will draft an explanation of the policy proposal for barn-owners; seek to make the barn sales process very clear to prospective buyers by sending full information with the Barn For Sale List; and posting information at the Stables.

9. Maintenance & Repair Issues.

- Covered in the Chair report. Please give feedback to Amelia.

10. Old Business. The following items of old business were discussed:

- **Equine Burial Proposal.** Karla and Luci presented their proposal to revise the Board policy banning equine burials. They started by recapping the prior history of regular on-site horse burials, and the 2017 change that banned this. They have checked with multiple specialists and the consensus is that on-site burials present no risk to water supplies and are not prohibited in Santa Fe County. They recommended going back to the Board and lifting the ban, consistent with Santa Fe County livestock disposal regulations.
- The ESC and barn owners present discussed the proposal, including public relations concerns and approaching the Water District with this proposal. Those ESC members and barn owners engaged in this proposal will schedule a working meeting to discuss next steps in more detail.
- **Emergency Communications.** We can start with DialMyCalls text messaging service anytime. Mike will develop messaging to let barn owners know they can opt out, and we will sync this with the roster update in December.

- **Road Names.** Amelia moved motion to accept the road names as shown on the proposed map. Gretel seconded. The **motion passed** with no objections. We will work on getting signs up. Mike will add a compass rose to the map showing north.

11. New Business. The following items of new business were discussed:

- Holiday party will be scheduled the first part of December. Amelia will seek a chair for this event. We need to book soon to get the date we want.
- Our next business meeting will be scheduled in January via e-mail.
- 5-year plan and 2019 calendar were tabled until the next meeting.

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

Action Item	Responsible Person	Deadline
Schedule working meeting on next steps for revised equine burial proposal.	Karla	12/1/18
Draft messaging about proposed funding charge for vacant barns	Mike	11/10/18
Revise Draft Stable Funding Guidelines document	Amelia	11/4/18
Look into price of meters	Joseph	Next meeting
Update map with compass rose showing north	Mike	11/2/18
Seek available dates for a Holiday Party in the Community Center Living Room; recruit chair	Amelia	11/5/18
Determine what water rate category the Stables are charged at by the Water Department	Anna	Next meeting