

## MINUTES OF THE DECEMBER 21, 2020 BUSINESS MEETING OF THE ELDORADO STABLE COMMITTEE

1. Time and place. The December business meeting of the Eldorado Stable Committee ("the ESC") was held on December 21, 2020, on Zoom and was called to order at 6:05 pm by the Chair of the ESC. Copies of the Agenda, past meeting Minutes and the Chair Report 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, Lisa Bessone and Kelly Smith. Karla Lauritsen and Tara Debevec were absent. In addition to ESC Members, ESC Board Liaison Carol Sanguinetti, HOAMCO Staff Jessica Collins, and new ECIA Board Member Erica Penczer were present. The following barn owners were present: Carol Loewy and Charli Stevens. Former Eldorado resident and gardener Mary Ellen Neal was also present. Amelia Adair presided as chair of the meeting and acted as Secretary. The Agenda was adopted as prepared.
3. Minutes. The Minutes of the October 2020 ESC Business Meeting were previously approved by e-mail; there were no corrections to those Minutes.
4. Stable Story. Amelia recognized and thanked Susan Tweit, Karla Lauritsen, Alice Griffin and Gretel Underwood for their good work planting a native seed mix in several trial areas around the Stable. The seed mix was developed specifically for the Eldorado area and sourced by Susan Tweit, who is a barn owner and plant biologist with extensive experience with native vegetation. This work is part of the plan to manage weeds and support native vegetation around the Stable common areas.
5. Chair's Report. The Chair's report was delivered in writing, by email. Topics covered in the report include enforcement status update, including for sale and vacant barns; a project report on all outstanding projects; 5 year plan next steps; the relationship with the Water District; and a recap of action items.
6. Open Forum. Before the meeting opened, the participants introduced themselves to Ms. Penczer, who scheduled a tour of the Stable. Ms. Neal thanked the Stable for providing manure for her gardens over many years. A barn owner wanted to be sure the ECIA is aware that some meter registers are becoming hard to read, with clouding and speckles in the readouts. Ms. Stevens reported that since Waste Management changed their service date and time to early Tuesday mornings, manure tends to freeze to the containers and not get emptied all the way.
7. ECIA Report.
  - Amelia Adair welcomed Jessica Collins, the ECIA Assistant General Manager and the staff person newly assigned to the Stable Committee. This is her first meeting with the Stable Committee.
  - Mike Rogers, the ECIA Operations Manager, shared his project report with the Committee prior to the meeting, and it was included in the Chair Report. The upper arena equipment pen is complete, which finalizes the repair and replacement project to rebuild the upper arena. Security camera replacement has been delayed due to COVID.
  - Jessica Collins reported that the Board has authorized hiring an attorney to foreclose on barn 20, whose owner passed away this summer.
  - Ms. Collins also reported that Stable bills will be issued out of HOAMCO's CALIBER system starting this month. Also, the Board authorized billing barn owners for water in arrears, to allow bills to go out consistently earlier in the month (in the past Stable bills waited until the Water District issued their bills; this change will lead to a more consistent, earlier billing date for Stable bills).

8. Board Update. Carol Sanguinetti, ESC Board Liaison, Carol Sanguinetti reported on the Board's initiative to improve ECIA's compliance strategies, by asking all committees to work on what enforcement problems they encounter and clarifying the rules or policies which may help improve compliance. The Board is considering whether to add fines as a tool to improve compliance as a last resort. The Committee discussed the background of how Mark Young has served as the staff person handling Stable compliance issues in the past several years.
9. Old Business.
  - Amenity Maintenance update: Deena Joseph discussed her meeting with Guy McElvain, an equine arena consultant, regarding footing replacement recommendations for the upper arena, and maintenance recommendations for the lower and arroyo arenas. The ECIA Reserve & Replacement (R&R) schedule called for replacing the footing this year, but the Committee determined it did not have to be done this year. We decided to evaluate when it may need to be done and what that project should consist of. Ms. Joseph will circulate Mr. McElvain's report to the Committee and Mike Rogers.
  - Arroyo Trails project: Ms. Joseph reported on the status of the project, including an overview of its background, the project team, and the project's philosophy. Specifically, the decisions to establish a clear perimeter trail encircling the arroyo; having obstacles on interior trails of varying types and degrees of challenge, to provide interesting training opportunities for all levels of riders; having connecting or parallel trails near obstacles which allow riders to avoid obstacles if they choose. So far, all the materials for the obstacles have been donated, and many have been installed with volunteer labor (future planned obstacles may require budget approval, such as steps and banks). The larger obstacles, which required assistance from the ECIA maintenance crew, were installed first. The project team will continue installing smaller obstacles early in the new year. The Committee thanked Ms. Joseph and the team for the enjoyable upgrades to the arroyo trails; discussed next steps for the arroyo, fire mitigation work and trash removal performed by the maintenance crew concurrently with the trails project; and discussed the opportunities presented to focus on maintaining the habitat in the arroyo in a natural state. Jason Smith has volunteered to assist the Committee with this opportunity.
10. New Business.
  - Lisa Bessone reported on communication improvements she is helping the Committee develop, including use of a shared project tracking document on Google Docs. She also plans to develop a system whereby Stable volunteers can track their volunteer hours, to help us all understand the type and amount of work done by barn owners and sharers to support the community.
  - Amelia Adair reported that the Committee has been discussing 2021 priorities and goals, and for our next meeting, should further refine what projects we want to request funding for out of the general stable operational budget.
  - Kelly Smith reported on success of the Jingle Bell on December 20, where 11 riders (and a walker) decorated their horses and rode through the adjacent neighborhood. A New Year's Day ride is planned.
  - Ms. Adair reported that the Committee will review the Common Area Use Guidelines as part of the overall review of the Stable Rules, which should start in the new year. The Committee likely will review the Guidelines annually, similar to the way we now review the Emergency Plan. The Committee discussed next steps, including how best to obtain feedback from the Stable community, especially new barn owners and sharers.

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

**Action Item**

**Responsible Person Deadline**

Ask Waste Management to service the Stable in the afternoon	Jessica Collins	Next meeting
Review water meter registers to check that they are functioning correction	Mike Rogers	Next meeting
Review the Stable Rules, and report to the Board on compliance and enforcement issues at the Stable	Amelia Adair	First quarter 2021
Expand weed management team to address arroyo habitat, and include Jason Smith	Karla Lauritsen	Done
Distribute Guy McElvain's report on arena maintenance and footing	Deena Joseph	Done
Develop proposed project tracking document	Lisa Bessone	Done
Develop proposed volunteer hour tracking document	Lisa Bessone	Feb. meeting
Develop feedback plan for the Common Area Use Guidelines	Amelia Adair	Next meeting

12. Adjournment. The meeting was adjourned at 7:05 pm.

By: Amelia Adair, Chair 1/15/21