

# MINUTES OF THE FEBRUARY 2020 BUSINESS MEETING OF THE ELDORADO STABLE COMMITTEE

Time and place. The February 2020 meeting of the Eldorado Stable Committee (“the ESC”) was held on February 25 at the ECIA Community Center, and was called to order at 7:10 pm by the Chair of the ESC. Copies of the Agenda, Chair Report, and Proposed Common Area Use Guidelines were provided.

Quorum, Attendees, Agenda. A quorum of ESC members was present, specifically Amelia Adair, Mike Ault, Gretel Underwood, Deena Joseph, and Karla Lauritsen. In addition to ESC Members, the meeting was attended by Board Liaison Carol Sanguinetti, ECIA Admin Assistant Rachel Turnbough, ECIA Operations Manager Mike Rogers, barn-owner Carol Loewy, and Pam Henline. Amelia Adair presided as chair of the meeting and Mike Ault served as Secretary. The agenda was approved with an amendment to add a Communications update. The meeting was recorded.

Minutes. The Minutes of the January 2020 ESC Business Meeting were previously approved with no corrections.

Stable Story. Amelia thanked Karla and Ani for organizing and hosting the recent new barn-owner welcome party, and Olivia Campo (lessor at Gretel’s barn) for attending the recent ECIA “Voices to be Heard” event.

Open Forum

- No items

Chair’s Report. Submitted in writing.

ECIA Report.

*Water system status:* New Image Construction found and fixed leak at main meter—and recent usage reports show no major new leaks. There is a slight steady flow, but Mike Rogers recently met with Steve King (water department executive director) who said the amount is likely too small to find or to worry about. Mike was asked to look into whether we might reduce the water pressure, which is significantly higher than before. Additionally, the last of the plumbing punch-list items has been completed as of this week—we suggest ECIA ask New Image to start the warranty period as of this milestone. Mike was also asked if ECIA had paperwork that might help document warranty coverage for barn-owners who paid to replace their own equipment. Karla is working on a FAQ for barn-owners about the new water system. She will also coordinate with Mike to schedule a training opportunity by ECIA maintenance staff to answer barn owner questions about the water system, including how to read their meters and meter registers.

*Billing:* Actual metered billing has started and will be reflected in the next water bills. Water meters were read Feb 5 to set baseline. The next readings in early March will be used to calculate individual barn-owner amounts due based on actual metered use, with the rate per

gallon calculated based on total usage at main meter. Also, there was an error on the bills sent last week—stable owners should disregard until they receive new bills in the next several days.

**Motion** (Amelia): To ask the Board to rescind the Temporary Stable Water Billing Policy.

## Passes unanimously.

*Roads:* Mike R will notify ESC when it’s OK for barn-owners on Arroyo Road to move trailers back.

Old Business:

*Common Area Use Guidelines:* A revised, redline version of the Guidelines was distributed to all barn owners with the meeting agenda. The changes proposed to use of the upper arena were based on feedback from barn owners and sharers about the initial version of the Guidelines, eliminating 5th bullet point that had prohibited moving training

aids and requesting barn-owners make a “good faith effort” to leave jumps in a usable configuration. Based on this revision to the Guidelines, no change to the existing Stable Rules is necessary. The ESC was thanked for all of its efforts to respond to the feedback we received. In return, the ESC thanked the broader community for getting involved in this effort to increase use of the Stable common areas.

**Motion** (Amelia): To approve the revised Common Area Use Guidelines as updated on 2/18/2020. This includes rescinding the proposed rule change. **Passes unanimously.**

Barn owners and committee members discussed where the Guidelines should live now that we’re not changing the rules.

*ESC Meeting Dates:* Amelia will not be here for March date. Plan is to cancel the March meeting and schedule the next meeting for April 21.

*Communications:* Mike A described the new inbound voicemail system (Google Voice) that provides a central point of contact for barn-owners or anyone else to reach the entire ESC with a single call.

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

Action Item	Responsible Person	Deadline
Send email to barns about corrected bills coming soon	Mike A	2/26
Report on water pressure adjustment, warranty period and materials list for water system	Mike R	Next meeting
Update water system FAQs	Karla	Before water system meeting
Schedule water system training for barn owners	Karla & Mike R	By 3/15/20
Correct and resend February stable bills	Rachel	ASAP
Determine where and how the Common Area Use Guidelines will be kept	Amelia	Next meeting

- Adjournment. The business meeting was adjourned at 7:50 pm, and the ESC and guests proceeded into a working session on strategic planning. The next scheduled meeting is April 21, 2020.

By: Mike Ault, Secretary

Date: Feb 25, 2020