

Minutes of the April 2021 Business Meeting of the Eldorado Stable Committee

- Time and place. The March 2021 business meeting of the Eldorado Stable Committee (the "ESC") was held on Monday, April 19, 2021 on Zoom and was called to order at 6:30 pm by the Chair of the ESC. Copies of the Agenda and Chair Report were available to all participants. The meeting was recorded.
- Quorum, Attendees, Agenda. A quorum of ESC members was present, specifically Amelia Adair, Deena Joseph, Karla Lauritsen, Kelly Smith and Lisa Bessone. Tara Debevec had an excused absence. In addition to ESC Members, ESC Board Liaison Carol Sanguinetti, HOAMCO staff Jessica Collins and the following Stable members were present: Carol Lowey, Charli Stevens, Jonathan Turkle, Robin McLennan, Susan Sylvester, and Alice Griffin. Amelia Adair presided as Chair of the meeting. Karla Lauritsen served as substitute Secretary. The agenda was adopted as prepared, with two additions to new business: Robin McLennan would present her trainer's meet and greet with demo event along with opportunities for lessons; requests for bulk manure loading event to be scheduled this spring.
- Minutes. The Minutes of the February 2021 ESC Business Meeting were previously approved by e-mail; there were no corrections to those Minutes.
- Stable Story. Tara Debevec asked Amelia Adair to thank Charli Stevens for helping Tara with Bliss when she was colicing. Amelia also thanked Maureen Maloney for purchasing a set of dressage letters for the upper arena. Robin McLennan thanked everyone for their warm welcome and support for her, her daughter Sophie, and their equine Phoenix, so they could integrate into the Stable community.
- Chair's Report. Amelia Adair announced that the Chair Report, delivered in writing, was extra-large this time. It contained the Greenspace Task Force meeting notes, Deena's amenity maintenance update, and Mike Rogers' project status report, in addition to Amelia Adair's updates on vacant barns, project reports, fire mitigation survey, Stable budget and planning proposal, plus the legal status of barn 20.
- Open Forum. Charli Stevens asked for more lighting at night, for safety and for emergencies. This was much needed when she was helping Tara, when Bliss was colicing.
- ECIA Report.

Mike Rogers, ECIA Operations Manager: See Chair Report.

Jessica Collins, ECIA Assistant General Manager:

- ECIA is in the process of renewing their insurance, with a different insurer. With this new insurance policy, Stable members will be required to have additional criteria for the equine liability insurance that each owner and sharer already provides, with ECIA listed as additional insured. Jessica Collins is working to understand the new insurance requirements. Kelly Smith is looking into whether sharers can be additional insured or need a separate policy. Amelia Adair will then clarify this in the Stable Rules. The urgency of how immediate this needs to be done is unknown at this time, but they hope to present what Stable members need to do at the next ESC meeting.
- New sharer and horse in barn 5: Joan Sheetz and Rango arriving this week.
- Barn 14 is now available for sharing; will likely be offered for sale in the summer.
- Barn 20, see Chair Report.
- ECIA has developed an easy payment option for barn charges: payments can be dropped off in the ECIA assessment lock box; Jessica will scan your check into your account; Jessica will email information about this payment option to Stable members.

Carol Sanguinetti, ECIA Board Secretary, Liaison for Stable Committee:

- Vote for new Board members, ballot due by Thursday, April 29, 5:00, using ECIA ballot box at community center.
- To help with the 50th anniversary of ECIA, contact Nancy Sulzberg; send photos and articles to Pam Henline at phenline@comcast.net.
- Next ECIA Board meeting is Monday, April 26, 5 pm; attend via Zoom.
- 4th of July Parade is happening! Your input is invited, via the survey at eldoradosf.org; riders always welcome.
- F&G Committee town hall meeting Tuesday, April 20, 5 pm; attend via Zoom.
- ECIA annual meeting is May 3rd; this will be the first ECIA meeting that you can attend in person or by Zoom. Dina Siegel asked if Zoom meetings have a limit to the number of people attending; Jessica Collins will research this.
- Old Business.

Deena Joseph provided most of her update in the Chair Report.

- She is currently working on siting the dressage letters with Maureen Maloney in the upper arena.
- Her on-going work on overall maintenance at the Stable is currently focused on footing--maintenance, upgrade, and replacement--at our various venues; she is also overseeing footing maintenance equipment—its maintenance, storage, and replacement.
- She provides invaluable assistance with maintenance planning for the 2022 budgets.

Karla Lauritsen provided most of her Greenspace Task Force update in the Chair Report.

- The native plant seeds in the meadow restoration areas are patiently waiting for more rain or snow before germinating this year. Also, the modest borders of these areas are being respected by everyone and their horses. Thank you! If this drought continues, we may reseed in the fall, then cover all with a thin gravel mulch.
- Event: Saturday, May 15th, 5:30 p.m., *Wine and Weeds Walk* with Susan Tweit. Susan—our resident expert in plant biology and an engaging story teller--will guide us on how to become better stewards of our Stable environment, all the while we encourage our equines to graze weeds. Wine Bar is being hosted at Amelia Adair's horse trailer. More information will be available in early May. Open to Eldorado residents.
- New Business.

Robin McLennan introduced her event: "Happy Horse Workshops" on April 23-24, with visiting instructor Elli Pospischil.

- Elli is a 4* Senior Parelli Instructor and Horse Development Specialist, who typically travels internationally, but due to the COVID-19 pandemic, is working more local.
- Elli is offering a free *Meet and Greet with Horse Demo* on Friday, April 23, 5:30 at the Stable; meeting at Kelly Smith's barn 24, and the upper round pen.
- Private lessons for Eldorado Stable members are available at the amenity; Elli will also teach at a few private residences in the Arroyo Hondo area.
- Please RSVP by contacting Robin at 214-697-1089 or robinmclennan@gmail.com.
- General discussion at this Zoom meeting emphasized the following:
 - Every non-resident of Eldorado must have a resident sponsor, plus sign a liability waiver to attend equine-related events at the Stable Amenity; sponsors are limited to 10 guests.
 - Everyone attending must be pandemic safe: you must wear a mask outside of your car and observe social distancing.
 - The ESC plans to add the following discussion to our June meeting agenda:

- Invite community feedback on the pros and cons of sponsoring events beyond individual lessons at the amenity.
- Create a policy and checklist, to guide the process for future event sponsors.
- Create a process for evaluating the impact of each event on the availability of the amenity to Eldorado residents, to preserve the rights of amenity members.

Bulk manure loading: The ESC has received several requests from gardeners to have day(s) where ECIA assists in loading larger volumes of manure, for free. Amelia Adair and Karla Lauritsen will work with ECIA to schedule this, this spring.

Proposed Liability Insurance Rule revision: Amelia Adair and Kelly Smith need more time to research this.

Turnout availability: Kelly Smith and Tara Debevec have developed several proposals for scheduling turnout at the lower arena, potentially using a white board and/or online calendar. Discussion emphasized increased interpersonal communication, patience, fairness, no shows and a revised rule, where turnout takes precedent at certain times of the day, over riding. More feedback is needed, then Kelly and Tara will present options at the next meeting.

2022 Capital Project Requests (CPR): Amelia Adair asked ESC members to share their priorities for the proposed list of 2022 requests. The 2022 Capital Projects Priorities List with priorities listed is attached. What and how we prioritize would be valuable information that Amelia would like to use when these Stable proposals are weighed against all capital project proposals in ECIA.

- Dena Joseph placed trail obstacle development first, culverts and drainage second, and creating a dedicated turnout third; Kelly Smith placed culverts and drainage first, trail obstacles second, and dedicated turnout third; Karla Lauritsen placed arroyo trail obstacles first, culverts and drainage second, and turnout third; Lisa Bessone placed arroyo trail obstacles first, turnout third, and drainage and culverts third; Amelia Adair placed arroyo trail obstacles first, culverts and drainage second, and turnout third.
- ESC members' comments ranged from "I need more information on turnout use, before creating a dedicated turnout"; "drainage infrastructure has priority"; "let's complete the initial construction phase of the arroyo trail course"; "let's modify an existing venue, i.e. enlarge the upper round pen so it is functional for turnout"; "primary criteria should be what benefits the resident equines"; "invest in infrastructure to save money"; "harrow arenas twice/week."
- General members' comments emphasized creating a dedicated turnout that is larger than existing paddocks. Reserve budget items, such as improving lighting and the need to improve/replace the upper arena footing, were also mentioned.

Annual Meeting & Survey Feedback, next steps: Amelia Adair said that the ESC will continue using the survey results to guide decisions.

Improving Stable Lighting: Lisa Bessone said that she needs to do more research. Amelia Adair noted that recently, guided by the Dark Sky Task Force, Mike Ault had worked with Mike Rogers to reduce lighting levels at the Stable by having ECIA install downward facing, solar powered units. In practice, now some lighting is too dark, for safety and emergencies.

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

Action Item	Responsible Person	Deadline
Barn 20 litigation update	Jessica Collins	Next meeting

Map of arroyo trails and primary obstacles	Deena Joseph	Next meeting
Rental information for rock removal equipment	Deena Joseph	Next meeting
Propose plan for upper arena footing	Deena Joseph	Next meeting
Volunteer hours spread sheet	Lisa Bessone	Next meeting
Build remaining post and rail fence for trail course	Mike Rogers	Next meeting
Install dressage letter set in upper arena	Maureen Maloney and Deena Joseph	Done
Wildfire prevention: cut back chamisa and other brush along paddocks, barns, and roads	Mike Rogers	ongoing
Wildfire prevention: collect arroyo dead brush, then remove	Volunteers & Mike Rogers	ongoing
Schedule <i>Wine and Weeds Walk</i>	Karla Lauritsen & Amelia Adair	15-May-21
Equine liability insurance, revised criteria	Jessica Collins & Kelly Smith	Next meeting
Equine liability insurance, update Stable Rule	Amelia Adair	Next meeting
Develop criteria and process/checklist for public instruction events	ESC	June meeting
Bulk Manure Loading Days, Spring event	Amelia Adair, Karla Lauritsen, Mike Rogers	April and May
Propose plan to increase availability of lower arena for turnout	Kelly Smith and Tara Debevec	Next meeting
Propose plan to improve Stable lighting for safety and emergencies	Lisa Bessone & Tara Debevec	Next meeting
Draft 2022 operating budget request	Amelia Adair	Next meeting
<ul style="list-style-type: none"> Adjournment. The meeting was adjourned at 8:25 p.m. 		
By __Karla Lauritsen, ESC Member_____	4/19/2021	
Substitute for Tara Debevec, Secretary	Date	

2022 ESC BUDGET & CAPITAL PROJECT PROPOSAL

OPTIONS FOR DISCUSSION AND PRIORITIZATION

As Discussed at the April 19 ESC meeting -- updated 4/19/21

PROJECT OR EXPENSE ITEM	AMOUNT	NOTES & Prioritization Rating
POTENTIAL CAPITAL IMPROVEMENT PROJECTS		
4 culverts and other drainage upgrades		
1. Arroyo Rd above equipment pen	\$2500	Capital improvement
2. Arroyo Rd at Barn 1		2, 1, 2, 3, 2 (Average rating 2)
3. South end Tree Road		
4. Parking area at north end of Main street		
5. Fix ponding issue west of main gate		
Arroyo trails – install larger bridge & bank obstacles	\$3000	Capital improvement 1, 3, 1, 1, 1 (Average rating 1.4)
Dedicated turnout area – 50x70' (24 panels)		Capital improvement
Make larger, increase price? Increase size of one of the round pens?	\$4000	2, 3, 2, 3, 0 (Average rating 2.5)
REPLACEMENT PROJECTS		
Arena harrow/rake combination attachment	\$7500	Replacement
Replace lower arena equipment pen and damaged panels	\$3000	Replacement
Replace poles and standards	\$1500	Replacement
Replace upper arena footing	\$8500	Replacement
OPERATING EXPENSES		
Electronic media & communication expenses	\$50	DialMyCalls, Stable gmail spam filter subscription, eldostables.com hosting
Community outreach & mentorship expenses	\$50	Reimburse volunteers: welcome & condolence gifts, invitations for events
Greenspace management expenses	\$500	Native grass & plant seed, and gravel mulch, for volunteers to plant & maintain
Trail course: equipment upgrades & replacement	\$250	Minor repairs and replacements