

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

- **Time and Place:** The May 2021 business meeting of the Eldorado Stable Committee (ESC) was held on Monday, May 17, 2021 on Zoom and was called to order at 6:42 p.m. by the Chair of the ESC. Copies of the *Agenda*, *Chair Report*, and *2022 ESC Budget Proposal Options* were available to all participants. The meeting was recorded.
- **Quorum, Attendees, Agenda:** A quorum of ESC members was present, specifically Amelia Adair, Deena Joseph, Kelly Smith, and Karla Lauritsen. Tara Debevec and Lisa Bessone had excused absences. In addition to ESC Members, ECIA Board Liaison to the ESC Carol Sanguinetti, HOAMCO Assistant General Manager Jessica Collins, and the following Stable members were present: Carol Lowey, Alice Griffin, and Susan Sylvester. Amelia Adair presided as Chair of the meeting. Karla Lauritsen served as substitute Secretary. The Agenda was adopted as prepared.
- **Stable Story:**

Amelia Adair thanked Elsa Kloess, Gretel Underwood, and Kelly Smith for bringing the youth rider Dane Spitzmiller and his parents Jillann and Hank, to Barn 1 as sharers. He assumed the lease of Puzzle, an equine whom he had been taking lessons on, when leased and boarded by Kelly Smith.

Karla Lauritsen thanked Mike and Rita Linder, Robin McLennan, Alice Griffin, and Gretel Underwood for assisting Lynn Ritchie, Barn 11, when she was accidentally injured by a horse who spooked and knocked her down. Lynn had a surgical repair of her broken arm.

Kelly Smith thanked the ESC—Karla Lauritsen and Amelia Adair--for putting together the *Wine and Weeds Walk* with Susan Tweit as guest speaker.

- **Chair's Report:** Amelia Adair provided in writing. She addresses Barn enforcement status, barns for sale and sharing; project reports; activities around the Stable, including the Fourth of July Parade; 2022 budget planning; risk management activities; the annual meeting and survey feedback; and the action item recap.
- **Open Forum:** Alice Griffin asked about the status of the equine burial proposal. Amelia Adair responded that this proposal will be presented as part of a negotiation package with Eldorado Area Water and Sanitation District (EAWSD).
 - ECIA and ESC are negotiating an agreement with EAWSD for the Stable to keep two small parcels of land with the Stable, as part of EAWSD acquiring a larger parcel of land from the ECIA. The deed needs to be finalized with a survey of those two small parcels. The surveyor is currently on vacation.
 - Karla has written a white paper on equine burial for the Stable.
- **ECIA Report:**

Mike Rogers, ECIA Operations Manager: See Chair Report.

Carol Sanguinetti, ECIA Board Secretary and Liaison to ESC: The ECIA Board is full!

- Newly elected members are Jonathan Turkle, James Caruso, and Joseph Gutierrez.
- Board Officers are now President Salvatore Monaco, Vice President David Sorkin, Treasurer Joseph Gutierrez, Secretary Carol Sanguinetti, and Directors Erica Penczer, Jonathan Turkle, and James Caruso.
- The new ECIA alternate liaison to ESC is Erica Penczer.

Jessica Collins, ECIA Assistant General Manager and Stable Contact: Barn 20 is now in probate, as part of the estate of Patrisha Mayer. Through probate, ECIA will be reimbursed.

Today the Mayer estate horse trailer was removed from the Stable and parked on an impoundment lot. If you are interested in buying this horse trailer, contact Jessica Collins for the towing company contact information.

- **Old Business:**

Equine Liability Insurance: Rule Revisions—addressed by Amelia Adair, Jessica Collins, and Kelly Smith. Historically Barn Owners have been required to carry a \$1,000,000 liability insurance coverage for their equines, naming ECIA as an additional insured. ECIA has recently purchased a new insurance policy covering the Stable, through a farm and ranch carrier.

- The ECIA's new insurance agent is requesting that Barn Owners and Sharers—as part of their \$1 million liability insurance coverage naming the ECIA as additional insured—also provide two additional kinds of protection: a waiver of subrogation as well as confirmation that it is primary and non-contributory.
- An insurance company commonly used by Barn Owners, Horse Insurance Specialists, has asked for more information about these requested additional protections.
- ECIA and ESC would like to know if a Sharer can name a barn owner as additional insured.
- A Zoom conference call is scheduled, to be attended by Daniel's Insurance (insurance broker used by ECIA), Horse Insurance Specialists, HOAMCO Julie Navarro and Jessica Collins, plus Amelia Adair and Kelly Smith, on Thursday, May 20, at 1:30 pm.
- The Stable Rule regarding insurance needs to be changed to include these additional protections.

Arena Use and Improvement: Deena Joseph, see Chair Report.

Greenspace Task Force: Karla Lauritsen, see Chair Report.

- The next *Wine and Weeds Walk* is scheduled for Saturday, June 19th, 5:30 pm.

Increasing Turnout Availability: Kelly Smith and Tara Debevec.

- Tara has asked to be excused from this project. Amelia volunteered to work with Kelly to develop and try a few options, and to work on getting excess rocks removed from the arroyo arena.
- Amelia mentioned that the ESC did not make a capital request in the 2022 budget for a possible new turnout area, due to the high cost and uncertainty of where that turnout area could be located. Instead, she wants the ESC to explore alternate options and continue planning.
- ESC members discussed whether temporarily using the upper arena for turnout would be feasible. Deena Joseph explained the professional advice given to the ESC in the past--both from private arena owners and from footing specialists—that horses in turnout move differently than when on-line or ridden. In turnout, horses can easily create divots that go through the footing into the base, damaging the base. The base in the upper arena has just been refurbished, so ESC does not want to risk damaging it. The current turnout area, the lower arena, has no engineered base; it has native soil/sand; so, divots can be easily harrowed out weekly.
- The arroyo arena cannot be retrofitted to function as turnout: its posts are set in the native sand and the fencing itself is not secure enough to withstand pressure from equines in turnout.
- A 50' x 70' turnout enclosure using panels would likely cost around \$4,000 in materials, plus labor to install and prepare the footing. Some barn owners have objected that this size turnout would be too small to be useful. Enlarging the enclosure would increase the cost.
- *Stable Lighting Review:* Lisa Bessone has an excused absence. The ESC supports making changes to the lighting, but specifics are not yet developed.
- *Fire Mitigation Next Steps:* Amelia Adair, see Chair Report.

New Business.

- *2022 Stable Operating Budget Request:* Amelia Adair provided a visual showing the request to all Zoom meeting attendees--see Attachment, edited as discussed during the meeting. ECIA has

changed their budgeting process: some items historically classified as capital or replacement expenses, have been shifted into the operating budget if they are less than \$1,500. The operating budget also includes routine annual expenses such as gate repair, electricity, porta-potty, etc. Discussion focused on the following additional items:

- Seating and shade structures:
 - Discussions emphasized affordability: for example, dog park benches were capital budget items (more than \$1500); logs might be suitable as benches, though the Stable would need to acquire more; all logs already on-site are planned to be used as obstacles on the arroyo trails; donations of actual seating would be acceptable.
 - Carol Lowey asked if ESC might create memorial benches or use benches as a fundraising effort. Both ideas were well received during this meeting. Carol Sanguinetti will ask the Board for its input.
 - Could shade be provided for the stadium seating at upper arena?
 - By the arroyo arena, a shade structure would be most welcome. Planting a tree or installing a wind sail—stretched taut—might fit within the operating budget allocation. (A wind sail and log seating could also function as an equine training obstacle....)
- The Greenspace Task Force request for 10 lbs. of pinon-juniper meadow seed mix and for some gravel (for mulching) is okay. Greenspace would like to have more wood chips to use as mulch, so we should send a request to ECIA Maintenance; Jessica Collins suggested that ECIA could also add community wood chipping days to create even more mulch.
- The 2022 operating budget request as revised was accepted by the ESC; Amelia Adair will present it to Mike Rogers and Julie Navarro to talk about this request.
- *Stable Community Work Day*: ESC will schedule this in June; we need to determine what needs to be done--such as sanding and painting poles and standards; pulling material out of the arroyo; work on the trail course; suggestions are welcome--and the materials needed.
- *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
Wildfire prevention: cut back brush; remove dead brush collected by volunteers	Mike Rogers	On-going
Wildfire prevention: collect arroyo dead brush	Volunteers	On-going
Maintain demonstration meadow restoration areas	Karla Lauritsen & Amelia	On-going

Schedule monthly <i>Wine and Weeds Walk</i>	Karla Lauritsen	Done
Equine liability insurance: update Stable Rule	Amelia Adair	Next meeting
Propose plan to increase availability of lower arena for turnout	Kelly Smith & Amelia Adair	Next meeting
Propose plan to improve Stable lighting for safety and emergencies	Lisa Bessone	Next meeting
Stable tour for new ECIA Board members	Amelia Adair	Done
<i>Wine and Weeds Walk</i> : consult and invite Conservation Committee	Karla Lauritsen	Done
Verify if Stable can accept donations or fundraise for memorial benches	Carol Sanguinetti	Next meeting
2022 proposed operating budget: research cost of training equipment for lower arena (cones and blocks)	Deena Joseph	Next meeting
2022 proposed operating budget: present to Julie Navarro and Mike Rogers	Amelia Adair	Next meeting
Schedule Stable Community Work Day	Amelia Adair	End of June

- *Adjournment*: The meeting was adjourned at 8:25 p.m.
By Karla Lauritsen, ESC Member 5/17/2021

Substitute ESC Secretary

2022 ESC BUDGET & CAPITAL PROJECT PROPOSAL OPTIONS FOR DISCUSSION AND PRIORITIZATION

As Discussed at the April 19 ESC meeting -- updated at the May 17, 2021 meeting

PROJECT OR EXPENSE ITEM	AMOUNT	NOTES & Prioritization Rating
POTENTIAL CAPITAL IMPROVEMENT PROJECTS		
4 culverts and other drainage upgrades		Capital improvement
1. Arroyo Rd above equipment pen	\$2500	CPR submitted for 2022
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 bank/step obstacle	\$3000	Capital improvement CPR submitted for 2022 1, 3, 1, 1, 1 (Average rating 1.4)
Dedicated turnout area – 50x70' (24 panels)		
Make larger, increase price? Increase size of one of the round pens?	\$4000	Study for 2023 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—new sand plus additive	\$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
Ride-through gate	\$350	For north or east fence line – Eldorado Preserve access. (To be locked)
Lower Arena additional/replacement training equipment, upgrade latch	\$300	Set of 4 cones; set of white blocks (8) for cavaletti; latch to facilitate riding through
Seating for round pens, arroyo arena	\$500	Benches

Shade structure at arroyo arena

\$500

Simple

Total 2022 Operating Expenses – small projects -- requested by ESC = \$2500

Greenspace Task Force requests

- Susan Tweit recommends wood mulch be used to retain soil moisture in the demonstration meadow plots.
- Lightly mulching with wood chips around the outside of the lower arena, would help retain soil moisture under the existing trees and shrubs. This would also help reduce wind-blown dust.
- Kelly and Jason Smith suggest using the rocks, to be sifted out of the footing in the arroyo arena, be used as mulch.