

## MINUTES OF THE MAY 2019 BUSINESS MEETING OF THE ELDORADO STABLE COMMITTEE

- Time and place. The May 2019 meeting of the Eldorado Stable Committee ("the ESC") was held on May 21 at the ECIA Community Center, and was called to order at 7:05 pm by the Chair of the ESC. Copies of the Agenda, prior ESC Business Meeting minutes, Chair Report, and the Annual ESC Calendar were provided.
- 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 Liaison Joseph Gutierrez, ECIA staff-member Anna Hanson, and the following barn owners and sharers were present: Carol Loewy, Maureen Maloney, Deena Joseph, Lisa Bessone, Jessica Stewart, and Alice Griffin. Amelia presided as chair of the meeting and Mike Ault served as Secretary. The Agenda was adopted with two additions.
- Minutes. The Minutes of the March 2019 ESC Business Meeting were approved with no corrections to those Minutes.
- Stable Story. Amelia thanked Elsa, who is leaving the ESC, for her years of service. Amelia thanked Karla and Jennie Dunn for their work to help assemble the upper arena fencing. Karla acknowledged Amelia's recent award as Eldorado Resident of the Year.
- Chair's Report. Submitted in writing. Additionally, the chair reported that Elsa Kloess has submitted her resignation from the ESC, effective after tonight's meeting.
- Open Forum. Carol Loewy asked for clarification of rule saying siding on barns must be consistent. Deena mentioned that this rule had previously been enforced at time of sale. Amelia proposed adding clarification of this rule to the agenda for a future meeting.
- ECIA Issues

### *Budget:*

- Joseph summarized expenses vs. budget to date. Overall expenses are on track.

### *Water:*

- **Water bills in April** were exceptionally low compared to former months, due to the water being shut off except for a limited time each day.
- **Water system replacement** was discussed in detail. The ECIA project manager has obtained preliminary bids, and updated Request For Quotation has been sent out. Estimated cost from lowest-priced vendor was \$125K. Final bids are due by the end of May. Joseph expects the proposal to be presented at June ECIA Board meeting, and if approved, construction could start as early as mid-July.
- **Water availability during construction** was discussed, including confirming that the 500g water tank purchased for the purpose of providing water to the Stables while construction is ongoing will be available during construction. Joseph committed to work with ESC to develop a plan to provide water to all barns during construction. ESC members reminded him that original plan was not just for during construction, but also to supplement scheduled times in case of need by barn-owners.
- **Hydrant replacement** was discussed. Joseph indicated that the ECIA will not require barn owners to replace their hydrants (unless those hydrants leak), but the vendors are being asked to provide a bid for hydrant replacement if barn owners wished to have that done at the time of the work. The ESC will work with Joseph to have a hydrant replacement and payment policy in place prior to repairs beginning.
- **Payment for water meters.** Joseph stated the Board has yet to determine payment responsibility for meters, but he believes some or all of the cost of the meters may be charged to barn owners. The initial bid for the meters was approximately \$400 per

meter. If this is proposed to the Board, barn owners will have an opportunity to provide feedback to the Board.

- **Stable Accounts Receivable.** Joseph also reminded us of significant accounts receivable for water and other stable costs at some barns. NOT having a large unpaid balance from the stable community may help generate Board support for paying the stable water repair costs. Revised billing statements recently went out.

*Inspection:*

- Most issues were fairly minor, but all repairs are required by June 10 re-inspection
- Anna has created a binder with all sorts of barn information, forms, etc. Amelia proposed finding a place for this at the Stables (under the kiosk?)
- Amelia handed out the new liability waiver required for all barn owners to sign, so at least the ESC and attendees could take care of this right away.
- Maintenance & Repair Issues:
- **Signs:** Next steps for any sign recommendations were discussed. Mike committed to continue to develop a plan and get pricing, then work with Joseph on next steps for budgeting. Will likely continue to include both “outside” (the gate) and “inside” signage areas for different kinds of messages. Road signs will be part of the plan.
- **Trees:** There are beetle and mistletoe infestations on some trees. Anna proposed a meeting with a member of the ECIA facilities crew who is an arborist. The ESC will work to develop a comprehensive plan to improve tree health throughout the Stables.
- **Roads:** Arroyo Road is top of list for maintenance due to winter damage. Operating budget (\$4K) will be used to gravel that road, re-grade and fix the drainage, once the water system is repaired.

**Drainage Plan.** Barn owners and the ESC discussed the drainage/culvert system the need to include it in a comprehensive long-term plan for Stable road maintenance and improvements. Major upgrades are unlikely to be funded this year or next, even though Stable road replacement has been in the R&R for a while, because other issues (pool, stable water system, etc.) have reduced ECIA’s reserves. Joseph strongly encouraged the ESC to develop a plan for the roads, including drainage, soon, so it can be included in the R&R.

- Old Business:
  - **Emergency Preparedness.** Mike will test a stable-wide DialMyCalls broadcast after the roster update is finalized.
  - **Amenity upgrades team.** Gretel reported that this team of 7 volunteer barn owners and sharers has been working for several months on a plan to maximize use of the amenity for all levels of rider, and make better use of the entire Stable common areas, consistent with the Facility and Grounds Committee’s initiative to upgrade and increase use of the ECIA’s amenities. The team walked the entire stable area and arroyo and developed a number of suggestions, prioritizing low-cost and immediate work (using volunteer work, existing resources, etc.). Phase 1 goal includes:
    - Simple, walking trail course inside the main gate, in the area adjoining water company fence. It will start with 10 elements selected as the top choices by the team. Some minor landscaping and fencing maintenance, etc. will be required from ECIA, plus some minor materials expenses. Dumpsters will need to stay.
    - Increasing opportunities to use the upper arena now that the footing is completed. Moveable dressage letters will be obtained which can be placed in a measured area. At the other end the team will place a single jump structure which can be used to create multiple jumps. The proposal is to leave the structure in place, with poles to be placed on ground when not being used by jumpers, but the structure will be rotated on a monthly schedule so the footing can be raked

- The arroyo field will be improved with the new landscape rake and kept weeded. Equipment like poles, barrels, jump standards will continue to be available, and will be curated and repaired.
- The ESC will solicit feedback from stable community on the new plans to increase the use of the amenities described above, and take that feedback into account as we continue to improve our Stable Amenity.
- **Lessons:** Barn owners and the ESC discussed where lessons should be held, and how to help coordinate use of the areas now that uses will hopefully increase. ESC will seek feedback on lesson use, and in the near term will seek to post a physical or online calendar for lessons. .
- **Composting:** Karla attended the Community Garden season kick-off in March and ECIA's Earth Day to promote the availability of our free manure. She will do a push again in the fall. Will also promote the manure program and perhaps consider developing a demonstration "worm bin" at Community Day.
- **Call for ESC candidates:** We now have a vacancy on the ESC, and encourage the barn community to consider serving on the Stable Committee.
- New Business:
  - **Community Day:** Maureen Ault has volunteered to help co-chair with Amelia. Requested feedback on possible dates.
  - **Dark Skies Task Force.** The Board has established a new Dark Skies task force. As part of their work, the task force audited lighting in the ECIA common areas, and found some "areas of opportunity" to make Stable lights more night sky friendly (shielding, etc.). Mike volunteered to be liaison. Lisa Bessone will also attend next Dark Skies meeting.
  - **Emergency Preparedness Plan:** The ESC will do an annual review of the Emergency Preparedness Plan at the next meeting.
  - **Strategic Planning Priorities** discussion was moved to next meeting.
  - **New owner mentoring:** We have several new owners! Karla led a discussion regarding how our new owner mentor program is going, and will solicit feedback from new owners. .
  - **Announcements.** Upper arena opening party should be planned -- it's ready to celebrate!
- Gretel announced the resumption of Eldorado Stables drill team every other Wednesday around noon at the upper arena – everyone is welcome
- Amelia will lead the Eldorado Stables entry of the July 4<sup>th</sup> parade – anyone is welcome to join, in hand or mounted.
- Alice Griffin is taking the snake relocation program, and can answer questions or help with snake removal
- Action Item Summary: The following action items were assigned during the meeting:

Action Item	Responsible Person	Deadline
Propose and price signage plan	Mike	By next meeting
Develop proposal for clarification to rule on barn siding (agenda item next meeting)	Amelia	By next meeting
Create calendar for the upper arena – Digital? Physical? Whiteboard?	Amelia	By next meeting

Test Dial-my-Calls Alert	Mike	As soon as roster is final
Weeds mowed	ECIA maintenance	Done
Meet with Dark Skies task force	Mike, Lisa	June 18
Contact Listening Horse to schedule Community Day	Amelia	By next meeting
Propose plan to improve tree health at the Stables	Amelia	By next meeting
Survey new barn owners for feedback about mentoring and their experience moving into the Stables	Karla	Done
Plan an event to welcome new barn owners	Karla	By next meeting

- Adjournment. The meeting was adjourned at 8:46 pm. The next scheduled meeting is July 16.

By: Mike Ault, Secretary

Date: May 21, 2019