

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

- **Time and Place:** The July 2021 business meeting of the Eldorado Stable Committee (ESC) was held on Monday, July 19, 2021, on Zoom and was called to order at 6:33 p.m. by the Chair of the ESC. Copies of the *Agenda, Chair Report with attached Greenspace Task Force Report, and 2021 Stable Calendar*, were available to all participants. The meeting was recorded.
- **Quorum, Attendees, Agenda, & Minutes:** A quorum of ESC members was present, specifically Amelia Adair, Lisa Bessone, Kelly Smith, and Karla Lauritsen. Tara Debevec and Deena Joseph 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, Charli Stevens, Alice Griffin, and Elizabeth Mathews. Amelia Adair presided as Chair of the meeting. Karla Lauritsen served as Secretary. The Agenda was adopted as prepared. The June *Minutes* were accepted, as previously approved by email.
- **Stable Story:**

Amelia Adair thanked all the volunteers who helped the Stable entries in the 4th of July Parade be successful: Jonathan Turkle photographed our entries; Jason Smith provided muck services; Maureen Mahoney carried lead ropes, in case a rider needed assistance with their equine. Discussion: Photographs made on private property, even by ESC sanctioned photographers, require a release to be signed in order for the photographs to be published; this is especially important when photographing children.

Jessica Collins thanked all the Stable members who participated in the 4th of July parade: You were stars of the parade! This year the parade, due to pandemic restrictions, was located at the community center, which allowed a more intimate experience, with everyone getting to see the parade three times, as entries circled the grounds. Kids loved it!

Amelia Adair thanked Carol Biederman--author of the weed articles being published in *Vistas* and member of the ECIA Conservation Committee—for donating equine books and sculptures from her father's estate to the Stable. ESC may use these, for example, as gifts, auction items, library inventory, or donations to other equine non-profits. Carol also assisted in finding our third guest speaker from the Conservation Committee, Thomas Bredenberg, for the *Wine and Weeds Walk #3*.

Amelia Adair thanked Alice Griffin and Philippe Cohen for supporting the Wine and Weeds Walk, by introducing Philippe to us and having Philippe become a guest speaker at the *Walk #2*.

Karla Lauritsen thanked Diane Dratch, Elizabeth Mathews, and Jennie Dunn for helping Joan Sheetz with her equine care, after Joan broke her collar bone.

Karla Lauritsen thanked everyone for making the *Walks* a success: Amelia Adair for being the inspiration for the *Walks* and finding guest speaker Thomas Bredenberg; Liz Mathews for creating the publicity flier; Alice Griffin for introducing Philippe Cohen as guest speaker; and Kelly Smith for being advocate, master laminator, and guest speaker for *Walk #4*.

Karla Lauritsen thanked all Stable members who are hand grazing their equines and/or pulling targeted weeds at the Stable. You are making a difference!

- **Chair's Report:** Amelia Adair provided in writing. She addressed barn enforcement status, plus barns for sale or sharing; project reports; activities around the Stables; Stable budget and financial planning for 2022; risk management activities; public instruction events; annual meeting and survey feedback, next steps; and action items list.
- **Open Forum:**
 - Alice Griffin would like to know more about the maintenance plans for the trail course and the arroyo trails. Karla Lauritsen responded that the Stables would continue to maintain as planned: members would hand graze their equines on the targeted weeds as well as

strategically remove some. Overall our goal is to reduce maintenance. Since the soil was disturbed last year, this growing season should have the most weed growth. Weed growth should diminish in subsequent years, especially if we prevent weed seeds maturing this year. To learn more about the arroyo trails maintenance plan, Amelia recommended that we wait to hear from Deena Joseph.

- Carol Lowey would like the chamisa by the front entrance pruned, to make crossing Avenida Eldorado safer for equestrians crossing the road, as well as for vehicular traffic on the road. Jessica will look into which group—Santa Fe County, Eldorado volunteer tree trimmers, or ECIA Maintenance—would do the pruning.
- Charli Stevens would like to know when the key pads, for the entrance gates, will be repaired. Amelia A. responded that Mike Rogers is working with M&M to schedule this repair. Amelia will email Stable members, to let us know when the key pads are repaired.

- **ECIA Report:**

Mike Rogers, HOAMCO Operations Manager: See Chair Report.

Jessica Collins, HOAMCO Assistant General Manager.

- Barn 20, litigation: In June, the ECIA legal foreclosure on the Mayer home, along with the replevin action on the Mayer barn, shifted to a judicial probate estate action.
- Carol Sanguinetti, ECIA Board Secretary and Liaison to ESC:
 - Given that numbers of people contracting COVID-19 is rising, ECIA may reinstate use of masks indoors and recommend meetings occur outdoors.
 - If you have historical information or documents appropriate for the 50th anniversary of Eldorado, please share.
 - ECIA Board will not meet in August; members will be working on the budget.
 - During the July 20, 2021 Board meeting, Carol expects the Board to close the Preserve to rock climbing and bouldering.
- Amelia Adair, Member of ECIA Bylaws Review Committee:
 - Review is done every two years, which includes this year. The Committee asks property owners in good standing to provide input on the bylaws: email to BylawsReviewChair@gmail.com
- **Old Business:**

Greenspace Task Force: Karla Lauritsen, see Chair Report.

- The next *Wine and Weeds Walk* will be Saturday, August 21, 5:30 pm, with Kelly Smith as guest speaker.

Increasing Turnout Availability: Review Trial Results: Kelly Smith and Amelia Adair.

- Kelly reported that during the three week trial, only a few equestrians consistently signed up. The ESC discussed comments, feedback and other options for increasing turnout. In addition to all ESC members, Liz Matthews, Charli Stevens and Carol Lowey shared their thoughts about the trial.
- Based on tonight's discussion, the ESC decided to suspend the trial rules for turnout priority. Another trial may be started in the fall, if turnout again proves challenging, probably providing two half days per week for priority turnout. Amelia will notify the Stable Community of this suspension.

Suggested Procedure for considering Requests for Variances for Public Events:

- To recap, the ESC does not propose any changes to the current Stable Rules. Instead, the ESC proposes that Eldorado residents who wish to sponsors events must follow a process to request

variances to allow public events at the Stables. Community Day at the Stables will continue to be exempt. ESC currently has no requests for variances, and has not had any in over four years.

- ESC is working on a proposed process by which a proposed event sponsor could ask for an exemption from the Rules; Kelly Smith and Amelia Adair are leading this effort.

Equine Liability Insurance: Update: Amelia Adair and Kelly Smith; Jessica Collins. No new information, will pursue for next meeting.

- **New Business.**

ESC Annual Calendar: Amelia Adair presented the following changes to the remaining months of the annual calendar, which was presented on-screen via Zoom. Highlighted changes were the following:

- Annual Summer Barn Party, Saturday, August 14, 5:30 pm; ESC would also like to use this potluck to welcome all new members who have arrived during the pandemic.
- Annual community work day scheduled for
- Annual review of Stable Rules, ESC Charter, and Common Area Use Guidelines scheduled for the September 20th ESC meeting.
- Community Day Open House--due to the on-going pandemic and giving priority to the health of kids--will be altered this year, to emphasize developing community outreach activities for kids and families that work in-conjunction with the Halloween Costume Parade on October 31st.
- Annual Meeting for Barn Owners, which includes addressing priorities and goals for 2022, will be at the ESC November 15th meeting.

- **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	2021-2022
Weed management: support volunteers weeding trail course, demonstration restoration areas, arroyo trails and other areas	Karla Lauritsen	On-going
Weed management: demonstration restoration areas, weed	Karla Lauritsen	On-going
Organize <i>Wine and Weeds Walk #4</i>	Karla Lauritsen	Done
Equine liability insurance: feedback from Daniel's	Jessica Collins	Next meeting
Equine liability insurance: update Stable Rules	Kelly Smith & Amelia Adair	Next meeting
Trial Priority Turnout Times: during "shorter daylight hours" season	Kelly Smith & Amelia Adair	Autumn
Install covers over water meter registers	Mike Rogers	Summer
Make rope gates for arroyo arena and trail course	Jason Smith	Summer

Clarify financial responsibilities for replacing water

meters and registers

Amelia Adair

Summer

Draft procedure for applying to hold an event

Kelly Smith

Next Meeting

Organize *Stable Summer Party*

Amelia Adair & Karla
Lauritsen

August

Maintenance plan for arroyo trail course

Deena Joseph & Amelia
Adair

Summer

Improve safety: crossing Ave. Eldorado at main entrance

Mike Rogers

Done

Improve storm water drainage by lower arena and round pen

Mike Rogers

Done

Repair key pads

Mike Rogers

Done

Stable Community Day: develop outreach for kids and families

Amelia Adair & Maureen
Maloney

October

- *Adjournment*: The meeting was adjourned at 8:20 p.m.
By Karla Lauritsen, ESC Secretary 7/21/2021

Annual Eldorado Stables Committee Calendar for 2021

ESC meetings are held the third Monday of every month at 6:30 pm during standard time

Events in italics are options, subject to cancellation or change based on COVID status

1/18/21 ESC Meeting

- January
- Election of Committee officers
 - Annual Emergency Plan Review

2/15/21 "Annual Meeting" for barn owners

- February
- Priorities/Goals for 2021

3/15/21 ESC Meeting

- March
- Annual review of the Stable maintenance schedule and replacement items
- Annual inspection of Stable Common Areas with ECIA Operations Manager
- Friders kickoff*

4/19/21 ESC Meeting

- April
- Approve Capital Improvement Project Requests for 2022

5/17/21 ESC Meeting

May · Approve requested 2022 Stable budget

5/15/21 *First "Wine & Weed Walk" grazing social hour*

5/21/21 Bi-annual barn inspection

6/21/21 ESC Meeting

June · Approve requests for 2022 replacement reserve items

6/19/21 *Second "Wine & Weed Walk" grazing social hour*

7/4/21 *Eldorado July 4 Parade*

7/19/21 ESC Meeting

July · Community Day planning

7/17/21 *Third "Wine & Weed Walk" grazing social hour*

Annual Stable Work Day

August No ESC Meeting in August

Summer Barn Party/ welcome for new barn owners/sharers

8/21/21 *Fourth "Wine & Weed Walk" grazing social hour*

9/20/21 ESC Meeting

September · Annual review of Stable Rules, ESC Charter and Common Area Use Guidelines

10/18/21 ESC Meeting

October Bi-annual barn inspection

10/31/21 *Halloween Costume Parade*

11/15/21 ESC Meeting -- "Annual Meeting" for barn owners

November · Priorities/Goals for 2022

December No ESC Meeting in December

Holiday Party, Holiday Caroling on Horseback

Updated 7/7/21