

MINUTES OF THE SEPTEMBER 10, 2020 BUSINESS MEETING OF THE ELDORADO STABLE COMMITTEE

1. Time and place. The September 2020 business meeting of the Eldorado Stable Committee ("the ESC") was held on September 10, 2020 on Zoom and was called to order at 7:05 pm by the Chair of the ESC. Copies of the Agenda, past meeting Minutes, and Chair Report, were sent by email. The Zoom meeting was recorded.
1. Quorum, Attendees, Agenda. A quorum of ESC members was present, specifically Amelia Adair, Gretel Underwood, Deena Joseph, Karla Lauritsen and Tara Debevec. In addition to ESC Members, HOAMCO Staff Rachel Turnbough and the following barn owners were present: Carol Loewy, Alice Griffin, Lisa Bessone, Rebecca Edwards and her interpreter. Amelia Adair presided as chair of the meeting. ECIA Operations Manager Mike Rogers had an excused absence. Tara Debevec served as Secretary. The Agenda was adopted as prepared.
1. Minutes. The Minutes of the July 2020 ESC Business Meeting were previously approved by e-mail; there were no corrections to those Minutes.
1. Stable Story. Amelia Adair recognized and thanked the bug distributing team - Karla Lauritsen, Debbie Swiderski, and Jessica Stewart. Karla Lauritsen thanked Jaqueline and Jim Garcia for their help with Charli Steven's injured horse.
1. Open Forum. Question brought forward – What is happening with Patricia Mayer's barn?
Answer: It's been turned over to ECIA's attorney for enforcement and collection. Ms. Mayer was seen at the barn recently trying to sell her horse trailer. Apparently she is in poor health and considering selling her barn.
1. Chair's Report. The Chair's report was delivered in writing and emailed to all attendees.
1. ECIA Report. **Mike Rogers**, the ECIA Operations Manager, reported to Amelia Adair on the following topics before the meeting: the electrical boxes on Tree Rd and by the Trail Course will be installed this week; new cameras are coming (Radio WIFI needed); roads seem improved after maintenance; arroyo fence is up; equipment storage coming soon. **Rachel Turnbough**, the ECIA Administrative Assistant, gave the following billing update: she is working with Stable Committee Board liaison Carol Sanguinetti on an automatic billing program, which will be put into use for the first time for October billing. Barn owners with specific questions about their bills should contact Rachel directly. Amelia is working with Rachel to develop a flow chart of the process for handling barns for sale.
1. Financial Report. Given by Amelia Adair
 - We have money left in the amount of \$2,215 for an equipment pen, part of the Reserve Replacement fund for replacement of the upper arena.
 - We reduced our 2021 Stable budget request from 2020 by \$3,000 due to the ECIA staff handling on-going road maintenance and drainage, so there should be no need to hire outside contractors for this work next year.
 - We have withdrawn our 2021 Capital Improvement request for a multipurpose shed and shade structure, since there will not be enough money available for most capital improvements next year, due to ongoing pool improvements. The currently proposed 2021 budget includes a new item which we believe is too high – the proposal is to charge to the Stable the cost of common area maintenance, estimated at \$36,000 per year. That is equal to one full time person, four days per week, for a year. We recommend reducing this amount by half (which will still be much more time than we need as reflected on our maintenance schedule), with an actual tracking of hours for an accurate representation to community.

- Amelia also explained budgeting for reserve items, capital improvements vs. operational expenses (general maintenance). Any requests for capital improvements for the 2022 budget are due in February of 2021.
- 1. Old Business. The following items of old business were discussed:
 - Amenity maintenance updates – *Deena Joseph*

Arroyo Arena fence is up; arroyo path/trail project is in phase 1 – starting with riding elements (a coop and cross rails) and addressing erosion issues; meeting the facility/grounds directive to maximize the use of amenity for equines, barn owners/sharers, and to generate community involvement. Ideas welcome.

- Tara Debevec asked anyone who would like to help with creating the Community Day Movie let her know. She will be scheduling a Zoom meeting for the volunteers to move project forward.
- Fall Stable inspection will be held October 15th by Mark Young.
- 1. New Business. The following items of new business were discussed:
 - Rebecca Edwards would like to see upper arena lighting in the five-year plan. Further discussion included considering lighting the lower arena as a possible alternative.
 - Trainer Rules – Feedback was heard regarding trainer use and turnout. It was agreed that no rule changes were needed at this time, but we need to continue to monitor use of the common areas by trainers and take feedback into consideration as use continues to develop.
 - A request was made for the names of all people who use and support the Stable Amenity to add to an email list.
- 1. Action Item Summary: The following action items were assigned during the meeting:

Action Item	Responsible Person	Deadline
Flow chart for barns for sale	Rachel T & Amelia Adair	Done
Post Arroyo Trail project information on website	Mike Ault	Next meeting
Schedule Zoom meeting for stable movie	Tara Debevec	Next week
Send out Arroyo Trail plan to community	Amelia	With Minutes
Provide lighting info from parking lot project	Mike Rogers	Next meeting

1. Adjournment. The meeting was adjourned at 8:38 pm.

By: Tara Debevec, Secretary 9/28/20