

Architectural Committee Board Report

October 19, 2021

Since the last Board meeting report the Architecture Committee met on:

9/28/21 – attended by 3 committee members and the Board Liaison

10/14/21 – attended by 5 committee members and the Board Liaison

At these two meetings the committee reviewed ___ requests.

- 2 Roof mounted solar installation
- 3 Fence, Wall or Gates
- 1 Portal
- 1 New garage
- 1 New Large Accessory Structure (with variance, see below)

There were 3 variance requests

2 variance requests were recommended for approval:

- A variance for 2 Mimosa Road for a large accessory structure to be located greater than 15 feet from the home.
- 1 Joya Court to allow a new shed to be located 33 feet from the dwelling home

1 variance request resulted in the Architecture Committee requesting that the applicant make changes to lessen or eliminate a variance or to allow for a site visit:

- 3 Conchas Place: for fence stringers on the outside of the fence. This was tabled pending the applicant coming back with other ideas for resolving this stringer issue. (This was also heard at an earlier AC meeting)

Other Items:

- The Committee reviewed an updated chart of approved stucco and roof colors to update to the current colors available from local manufacturers.

Bylaws Committee Board Report

October 19, 2021

- 1) **Meetings.** The Bylaws Review Committee met on September 22 and October 7. Our next meeting is scheduled for October 21.
- 2) **Town Hall Scheduled.** The Committee set the date for the town hall public meeting for Thursday, January 13, 2022 at 6:00 pm, when we'll invite all members to discuss the proposed Bylaws Amendments. We will be posting the draft Bylaws on the website so members will have the opportunity to review them.
- 3) **Board Bylaws Discussion Scheduled for November.** We're on track to present a list of substantive recommendations for changes to the Board by its November 16 meeting. We hope to have a discussion about the more interesting proposals for changes, and get feedback from the Board to guide our preparation of a draft for community review.
- 4) **Committee Calendar.** We've updated our dates, including the timetable for getting attorney review. Details are on our Committee Calendar posted on the ECIA website.
- 5) **Committee Work.** The Committee continued our work of discussing the suggestions made, and working on resolutions. We'll be doing that through November.

Conservation Committee Board Report

October 19, 2021

- A trail maintenance workday was held on 10/16. Nine volunteers attended, including Committee members, community members, with equestrian assistance provided by Amelia and Martin Adair and their horses. We carried out much-needed assistance on Community Preserve **Trail 404's** furthestmost extent, in the southwestern corner of the Preserve. This was the first time in recent memory that a pack horse (plus lead horse) were used to bring tools and supplies into a work-site for trail maintenance. I believe all present considered the experiment a success, and we may do something similar in 2022 to address erosion in the "perched" meadow that lies between Preserve Trails 302 and 303.
- A short re-route and an erosion control structure on the northeast segment of the Greenbelt trail in **Pueblo Cañon Park** were constructed on 10/15. Four Committee members did the work

- Committee members and community volunteers continued caring for the Willows planted last spring in the **Trail 200s** area as a habitat improvement project. The supplemental watering project will be shut down for the winter sometime in the next few days.
- We submitted the final article to Vistas newsletter (November issue) for property owners' weed management information.
- One or two more trail maintenance workdays for volunteers will be scheduled in 2021, weather permitting, later this month and possibly in early November.
- The Committee received and wishes to report the resignation of John Reynolds from the Conservation Committee to the Board. We thank John for his contributions to the Committee's efforts over the years.
- I received another report from a resident whose dog was attacked by two large dogs running off-leash in the Preserve. The victim was on a leash. I ask all residents hiking with their dogs in the Preserve to be aware of and follow the Preserve regulation requiring all pets to "be on leash or under voice control" at all times while in the Preserve.

Election Committee Board Report

October 19, 2021

The Election Committee's monthly meeting was held on October 13, 2021, 3:00 pm via Zoom and in the Community Center Conference room. The committee is continuing the review/updates on committee documents - Election Procedures and Nomination Petition. The minutes will be posted on the ECIA webpage. Next monthly meeting will be held on November 10, 3 pm.

Facilities and Grounds Committee Board Report

October 19, 2021

- Vandalism: 3 recent episodes occurred at the Dog Park, Compadres Park and the shed near the tennis courts. Damages exceeded \$3000. Security cameras at 2 of the locations were very helpful in identifying suspects. Discussion continues regarding ways to track late night activity at the Community Center and surrounding area.

- Dog Park padlocks: This remains a pilot project as we begin to understand who the Dog Park users are and whether the dogs have been registered and are wearing blue tags. We have heard from a few residents who are not in favor of this while others are grateful for our efforts. One of the F&G members has reported that the evening hours are not as crowded.
- 2022 Pool season was a great success. Swim lessons were well received. Our thanks to the extraordinary Pool team for their terrific efforts this summer.
- Resident David Pan asked for a better system for alerting pool users when a pool closure occurs. Jessica will be looking into this.
- 2022 ICIP request for a crosswalk warning system at the school was reviewed with county Commissioner Hank Hughes.

Finance Committee Board Report

October 19, 2021

1. The Committee forwarded a recommended 2022 draft budget to the Board, including a recommendation for a 2022-23 annual assessment of \$570.
2. The Committee recommended to the Board a draft contract with Poolside for replastering of the Adult and Children swimming pools. The Facilities Manager is to supply a separate Source Selection memo justifying selection of this contractor's bid.
3. Because of a recent string of vandalism incidents involving Community property, the Board may wish to consider additional security cameras or other measures.
4. The Committee reviewed proposed Bylaws modifications to the expenditure approval duties of the President and Treasurer, involving electronic payment procedures, and noted n

Information Committee Board Report

October 19, 2021

- Reviewed articles for November
- Reviewed status for December
- Recommend Board do an article for each Vistas as residents want to see more about what is happening in the community
- Recommend the following 3 articles-at least one for December
 - ❖ What it is like as a new Board member
 - ❖ Wrap up on pool season and discussion of \$120K repair to pool
 - ❖ Discussion of how funding comes through County-ie what monies now out there for Eldorado and how they will be spent and when-by Board treasurer
- Welcome Packet
 - ❖ Publish immediately on web the Welcome Packet developed in 2019 by IC after quick review. Also suitable for printing. Develop anything else/different for future but let's have something out there now. This has already been sent to 3 Board members.
 - ❖ Quickly design, develop a tri-fold introductory Welcome brochure. This can be simple and done by IC and office for review by Board.

Stables Committee Board Report

October 19, 2021

Highlights of recent Stable Committee activities:

- 1) **Meetings**. The Stable Committee met October 18 (the third Monday of the month) at 6:30 pm via Zoom. Our next meeting will be November 15; that will be our “annual meeting” where we encourage participation and feedback from Stable Community members. All Eldorado members are welcome to attend all our meetings.
- 2) **Halloween Equine Costume Parade** and Trick or Treat at selected barns is scheduled for Saturday October 30, at 10:30 am at the Eldorado Community Stables. We can't have our standard Community Day open house at the Stables due to COVID. We talked about publicizing this event to the community, and limits on space to park cars and direct visitors since many Stable Committee members and other active Stable volunteers will be participating in the parade. A planning meeting for the event is scheduled for this Friday, October 22 at 1:30 pm at the upper arena.

- 3) **Equine liability update.** We discussed the proposed revisions to the Stable Rule on equine liability insurance. Jessica Collins will send the proposed rule to Daniels Insurance to get their feedback.
- 4) **Suggested procedure for considering requests for variances for public instruction events.** We reviewed and discussed a draft of proposed guidelines for how the Stable Committee will consider a variance request if in the future an ECIA member requests an event at the Stables. We received more feedback, so we'll make changes and circulate the guidelines again. To confirm, the Stable Committee has no authority to grant a variance, but only to make a recommendation to the Board.
- 5) Annual review of **Stable Rules and Common Area Use Guidelines** is ongoing, and we plan to propose updated rules in the first part of the year.
- 6) **Upcoming Stable activities:** The fall Stable inspection has been scheduled for November 9. The annual Stable Community Workdays are scheduled for November 12 and 13. Plans for each day will include work on the trail course, weeding, and on refurbishing arena equipment. Kelly Smith will lead scheduling "Games Day" – an hour or so per weekend at the upper arena, when everyone is welcome to participate in mounted games with our Pony Club members (now that "Friders" (Friday Afternoon Rides) are over for the season). We'll schedule our annual holiday party – possibly outdoors – and our annual Jingle Bell Ride for December.
- 7) **Stable User Update.** We have three new horses in the Eldorado Stables since September; all three are sharers. There are 5 barns for sale.

Non-equestrian users: So far this year, even before our community Halloween event! – we've had:

- over 50 gardeners picking up or inquiring about picking up manure for compost;
- At least 125 non-equestrian, non-gardener users participated in activities at the Stables so far this year, such as walking dogs and children, painting, jogging, and in general enjoying the Stable amenity.
- Approximately 25 people have inquired about barns for sale or share. Currently I know of at least 4 couples who are considering buying homes in Eldorado due to the Eldorado Community Stables.
- Total: We will have well over 300 community members using and enjoying the Eldorado Community Stables by the end of the year.

Reimbursements to the ECIA. As the only amenity where the users pay a substantial amount for the use of the amenity, barn owners will have reimbursed the ECIA more than \$20,000 this year. Additionally, barn owners carry equine liability insurance at their own expense, and provide 100% of all expenses and labor to feed, muck, water and care for

their equines, maintain their barns and paddocks, and provide volunteer services to the Stable Community and all of Eldorado.

Conclusion: The Community Stables supports the property values of the entire Eldorado Community.

Website Report

October 19, 2021

The new website is on track to go live by the end of October. We are still inputting minutes/agendas after correctly naming and converting to searchable .pdf files. So far, we have inputted over 1500 documents with about 500 more to go. We would like to have residents have a look-see before going live but realize that time is short to meet the go live date. We would like to have two-tier authentication for all residents and a public and private interface once active.