



Monthly Management Report for Eldorado

August 15, 2021

Annual Meeting/Election:	Insurance Renewal:
May 2022	April 2022 – Daniels Insurance
Board Terms: One Year	Assessments
President: Sal Monaco (Expires - 5/6/2024) Vice President: David Sorkin Expires - 5/1/2023) Treasurer: Joseph Gutierrez (Expires - 5/3/2023) Secretary: Carol Sanguinetti (Expires - 5/2/2022) Director: James Caruso Expires - 5/2/2022) Director: Erika Penczer (Expires - 5/1/2023) Director: Johnathan Turkle (Expires 5/6/2024)	\$550 annually
Investment Renewals:	Bank Signature Card, Board Member:
ALLIANCE RES CDARS-573 – 3/9/23(0.80%) CAB RES CD-901 – 3/7/24 (0.80%) ALLIANCE CDARS-293 – 1/20/22 (.35%) CAB OP CDARS-002 – 3/24/22 (0.55%)	Salvatore Monaco David Sorkin Joseph Gutierrez
Current Association Projects:	Status:
HOAMCO Staff	<u>General Manager</u> - Julie Navarro <u>Operations Manager</u> - Mike Rogers <u>Assistant General Manager</u> - Jessica Collins <u>Covenant Compliance Officer</u> – Mark Young <u>Operations & Compliance Assistant</u> - Jocelyn Rizo <u>Office Assistant</u> – Ciara Walsh <u>Facility Attendant</u> – Andrew Navarro <u>Pool Manager</u> – Kevin Raphael <u>Maintenance</u> - Leonard Prada - Lawrence Sanchez - Angelo Prada - Anthony Prada

Maintenance Update

- Set mouse traps and catching
- Weekly harrowing of all arenas
- Monthly dog park maintenance
- Cleared debris from all courts
- Completed fourth mowing on hike/bikes
- Cleared drainage ditches and added a ditch and berm at the stables
- Mowed Biblioteca Trail in Los Alamos Park
- Mowed sports field and around CC
- Began filling smaller holes in H&B Trails
- Moved rock with dump trailer from 400 trailhead to dam site on 401 Trail
- Opened culverts under Ave de Compadres and H&B trail and armored them with rock
- Added a bar ditch and berm to the NW side of Dog Park
- Began work to repair water damage to the access road and parking area at the 100 trailhead
- Removed new trimming piles left by Tree Samaritans

OFFICE STAFF REPORT

- Managed AR Accounts
- Released liens / filed liens
- Responded to records request
- Ordered equipment and supplies for CC
- Provided payoffs for refinancing
- Attended committee meeting as liaisons
- Reviewed and updated collections report
- Account Reconciliations
- Set up all Zoom meetings
- Processed payments onsite
- Updated marquees

Association Projects:

Status:

Capital Projects

- Pool Sporting Accessories
- Security Cameras
- Landscape Around Pool
- Security Entry for Gated Amenities
- Basketball Court Fencing
- Pathway to Courts
- Surveying Equipment for Roads Committee

Complete. We will be adding three more cameras around CC
Complete.
Vendor has been selected, they are awaiting parts to begin project.

Completed by maintenance team.
Completed by maintenance team.

This has been ordered, most items have arrived.

R&R Projects

<ul style="list-style-type: none"> • Community Center Barn Siding & Doors • Compadres Basketball Surface • Community Service /Architecture Vehicle • Patio Lighting • Toro Mower • Replaster Baby Pool • Pool Manual Vacuum • Wall Corner 285 Vista Grande • Compadres Park Entry Road /Parking Lot • Compadres Play 6-12 Ground Cover • Pergolas Patio, Cactus, Dog Re-stain • Compadres Play 2-5 Ground Cover • Outdoor sign at Compadres • Baby Pool Tarp • Picnic Table • Bathroom Counter Tops • Baby Pool Mechanical Roof • Outdoor Pool Shower • Outside Pool Lockers 	<p>Vendor has been selected (DML) Will be out June 28th to begin.</p> <p>Complete.</p> <p>Work is in progress, should be completed by end of September.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete by Maintenance team.</p> <p>Complete.</p> <p>Complete.</p> <p>Complete.</p>
Committee	Update:
Committee Meetings	All meetings are being held using Zoom.
After Hours Emergency Calls:	
	None in the last 30 days
Financial Reporting:	Status:
January 2021 Financials	Emailed to BOD w/packet on 2/05/2021
February 2021 Financials	Emailed to BOD w/packet on 3/05/2021
March 2021 Financials	Emailed to BOD w/packet on 4/07/2021
April 2021 Financials	Emailed to BOD w/packet on 5/06/2021
May 2021 Financials	Emailed to BOD w/packet on 6/04/2021
June 2021 Financials	Emailed to BOD w/packet on 7/08/2021
July 2021 Financials	Emailed to BOD w/packet on 8/06/2021
August 2021 Financials	Emailed to BOD w/packet on 9/03/2021
Balances (as of 8/30/2021)	Operating Accounts: \$879,268.28 Reserve Account: \$866,712.35
Reserve Contributions	\$50,000.00

Notable Variances:

Account #	Description	Budgeted	Actual	Variance	Comments
GL-5296	Upstairs mini-split	\$ 0.00	\$11,569.50	\$11,569.50	This was not budgeted but approved during the year.
GL-6175	Hike and Bike Maintenance	\$10,000	\$17,134.49	\$7,134.49	Work was forecasted on previous month.

Respectfully Submitted by:
Julie Navarro | General Manager