

**ELDORADO COMMUNITY IMPROVEMENT ASSOCIATION, INC.  
RESOLUTION REGARDING COMMUNITY STABLE AMENITY WATER SYSTEM**

The following Resolution was adopted by the Board of the Eldorado Community Improvement Association, Inc., a New Mexico non-profit corporation and homeowners Association (“Association” or “ECIA”), at a regular Board Meeting.

**Effective Date of this Resolution:** \_\_\_\_\_ 3-21-2023 \_\_\_\_\_

WHEREAS, the Board wishes to document responsibility for ownership, maintenance, replacement and financial accountability for components of the Eldorado Community Stable Amenity water system, and

WHEREAS, as of the date of this Resolution, the Stable Amenity Rules approved April 18, 2019 (the “Rules”), Section II, explain that “ECIA owns the [Eldorado Community Stable] Amenity’s land, and all common area improvements such as...the water system.” Yard hydrants, which serve individual barns, have always been the responsibility of Barn Owners to install, repair and replace, even though they are usually located outside the barns and paddocks on common area. The Rules are silent on the question of who owns, maintains and repairs the 36 water meters and beacon systems serving each individual barn, which are located on common property and were installed by the ECIA. In the past barn owners were held responsible for repair and replacement of defective water meters, and were required to hire private plumbers or do the work personally to replace and repair individual barn water meters, and

WHEREAS, the Stable Amenity Funding Guidelines approved by the Board on February 27, 2019 (“Funding Guidelines”) provide that “ECIA shall be responsible for maintaining all common areas at the Stable Amenity, including providing ongoing maintenance, emergency and periodic repairs, replacement and capital improvements... Expenses may include water lines...” Section B(1) says “Barn Owners shall be solely responsible for paying directly all costs associated with the construction, maintenance or repair or operational expenses directly related to a Barn Owner's individual property, which includes barns, corrals and the area inside of corrals.” And

WHEREAS, the Board finds that individual barn water meters and beacon systems are directly related to, and serve only the barn owners’ individual property. The Board also finds that, to protect the integrity of the entire water system, to save water, and to most efficiently bill barn owners for the water they use, ECIA should assume responsibility for maintenance, repair and replacement of the 36 individual barn water meters and beacon systems (which allow remote reading of those meters via the “Eye on Water” system).

THEREFORE, THE BOARD RESOLVES that, as recommended by the Eldorado Stable Committee, Finance Committee and the ECIA Operations Manager:

1. **Meters serving individual barns.** ECIA will maintain, repair and replace the individual barn water meters, beacon systems, meter boxes and associated equipment which benefit only one barn, but ECIA will charge the cost for doing so to the individual barn benefitted.
2. **Barn owner financial responsibility.** Barn owners will be responsible for paying these costs when billed by ECIA, whether in arrears or in advance. ECIA will offer payment plans to barn owners.
3. **Yard hydrants and lines.** Barn owners will be responsible for doing all installation, maintenance, repair or replacement of their own yard hydrants or other watering devices they install, and the water line which runs from their barn’s meter to their hydrant, at their sole and separate expense.
4. **Common area water system.** ECIA will be responsible for the maintenance and repair as a common expense for the rest of the common area water system, originating from the common meter owned by the water district, up to the connection to the water meters serving each individual barn. Like all other improvements in the

ECIA's common areas, these expenses will be managed via ECIA's asset management and reserve and replacement systems.

5. **Reserve account for individual meters.** For the convenience of barn owners, ECIA may establish and track the estimated future replacement costs of individual barn meters and registers, and may bill barn owners periodically for reserve contributions that will be tracked via a separate financial account line item established for this purpose. ECIA will include the individual barn meters and beacon systems in its regular reserve studies and asset management planning systems, and may annually budget for a reserve contribution to be billed to barn owners.

The undersigned hereby certifies that the foregoing Resolution was adopted and made a part of the minutes of the Board Meeting held on the \_\_\_21\_\_\_ day of \_\_\_\_\_ March \_\_\_\_\_, 20\_\_23\_\_.

**BOARD OF DIRECTORS OF THE ELDORADO  
COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

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*Carol Sanguinetti*  
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Carol Sanguinetti, President