**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION, INC.**

**Regular Meeting – January 8, 2019**

A **Regular Meeting** of the Board of Directors for the El Rancho Florida HOA, Inc. was held on January 8, 2019 at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President

Eric Sibelius – Vice President

Pete Dietrich – Treasurer

Wendy Ludgewait - Secretary

 Paul Valdez- Director

Marsha Moreland was also in attendance.

**MINUTES:**

The minutes of November 13, 2018 were approved.

**ADMINISTRATION:**

1. Accounts Receivable total $1,868.69. (Ditch Receivables - $1,083.31 and Annual Fees - $735.38).
2. Accounts Payable total $143.33.

3. Payroll vs. Contract discussion – After discussing the benefits to the HOA and to Moreland, the HOA will maintain the payroll status for the administrative position. Professionalism and accuracy were reiterated as attributes of the administrative position.

4. 2019 Budget:

* The HOA will be digitizing the files. Moreland was only able to get two quotes, one from Blueline Graphics ($42/hr. plus @ $.14 image charge) and one from Wendy Ludgewait ($30/hr. with a estimate ~~amount~~ of $2,000). A motion was made and passed to hire Wendy.The job could be done by the end of March. Wendy will purchase a quality (Samsung) hard drive for the digitizing.
* Marsha is to get a ‘price’ list of the hourly and equipment rates from several excavation contractors.
* ~~T~~he Board agreed to remove the 2016 and 2017 columns from the 2019 annual budget prior to its distribution to the members. This should facilitate its review.
* In 2019 the HOA will contribute $4656 to the Metro District for the common area expenses including the porta-potty rental, trash service, and landscape & gate maintenance.
* Due to extensive landscaping at the common area in 2018, the budget shows a deficit of $4,482. It was noted that the Metro district has resumed the operation of the common areas and all future capital improvements.
* fThe ‘Ditch’ budget for 2018 projects a large deficit. The maintenance costs of the ditch and the adjudicated water fees need to be shared equally with all of the water users. The four tier irrigation formula adopted last year will be cancelled. A motion was made and passed to set the ‘maintenance & use fee’ equally to all users to cover those expenses. They are estimated to be @ $ 250. Rex & Marsha will do the final calculation for the budget.

**NEW BUSINESS**:

1. Annual Meeting discussion:

Revisions to the Agenda, letter to the membership and Proxy were made. Pete Diethrich and Eric Sibelius will run for another 3 year term.

1. No new owners in December.
2. For Sale:

Clark/Judd – 700 Pioneer Circle

Colin McBeath – 230 Sundance Circle

Suzanne Carlson – 120 Sundance Circle

Lyn Boyer – 692 Sundance Circle

Schultheiss – 563 Ranchos Florida Drive

Cleveland – 21 Valley Trail

Wilson/Fox – 41 Ridge Place/CR 510

4. Irrigation: Downstream users of ‘Lateral C’ Rex consulted with Steve Ashburn & Sonny Hale on installing a lateral (D) including a gate and measuring device that would run in the bar ditch parallel to RF starting at 943 Ranchos Florida. This route would supply the 4 water users being denied water from lateral C that is being captured in the oversized pond at 90 Florida Place. The Metro District will have to approve the project as it is in the road right of way. The costs of the project will be shared by the 4 users.

5. The Metro District installed 575’ of fence along the boundary between the subdivision’s roadway and Tribal land along Sundance Circle. This will deter any trespass into the subdivision property from the Ute Land.

5. Alleged “Dog Kennel Operation” at 91 Pioneer Place was discussed. Verbal complaints have been received from two property owners on the ‘excessive’ barking and the ‘nuisance’ it is posing. The Board agreed to draft a letter to David Furnas, and copy his tenants, requesting that he require the tenants to control the excessive barking. Otherwise legal actions may be taken to remove the kennel operation from the premises.

The meeting was adjourned at 7:15 pm.

Wendy Ludgewait, Secretary