

EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION, INC.
Annual Meeting – February 12, 2019

The Annual Meeting of the El Rancho Florida HOA, Inc. was held on February 12, 2019 at 6:00 p.m. at the Oxford Grange, 8016 Hwy 172, Durango, Colorado. Board members present were: Rex Emenegger, Pete Dietrich, Paul Valdez, Wendy Ludgewart and Eric Sibelius.

I. QUORUM AND INTRODUCTIONS

Rex Emenegger, President reported that the meeting notice was emailed or mailed out to the residents. Notice was also posted on the web site. There were 3 proxies received and 18 lots present in person satisfying the quorum requirement of 20 lots. The Board of Directors and the homeowners present introduced themselves.

II. MINUTES

A motion was made, seconded and passed approving the minutes of the Annual Meeting of February 13, 2018.

III. PRESIDENT'S REPORT

a. **2018 Overview:**

- There were 7 delinquent accounts as of this meeting. One has a lien filed on it and all may be reported to the National Credit Bureaus. Jeff & Jennifer Wester, in attendance, were not allowed to vote as their account is delinquent.
- Reflective address signs are available at the County Building Department for \$15.
- There are 5 undeveloped lots in the subdivision. 8 properties sold in 2019. Currently there are 6 properties for sale.
- Check out the web site (elranchoflorida.org) to list your business on the 'Neighborhood Business and Services' tab.
- The 'Beach Calendar', on the web site, is the place to list your 'big' events at the pond this summer. Showing your event on the calendar does **NOT** restrict other residents using the pond that day.
- Pond code is changed regularly. It will be changed again in the spring. Residents will get notice on the back of the Metro water bill.
- The HOA reached a settlement with Pioneer Ditch Company (PDC) last spring. HOA now has the responsibility for ditch maintenance within the subdivision boundaries. All properties along the ditch are either 'adjudicated' or 'project' water users and billed accordingly by the HOA. PDC assesses the HOA and those fees are passed on to our users.
- One new home on Ute Place was built and tied into the domestic water system.
- HOA board took money out of the reserve fund to improve and seed the picnic area. The responsibility to maintain the pond area was turned back to the Metro District. The HOA will continue to contribute the annual cost of those expenses, approximately \$4,656. A big thank you to Jack Wasserbach, Sonny Hale, Robert Schmidt and Rex for their work on the picnic area.

- HOA, Metro District and many residents of the subdivision protested the development of the 'tiny' homes project across from the El Rancho Florida Subdivision on CR 510. The developer withdrew the proposal.
- HOA protested the incorrect classification of the lots in the subdivision by the La Plata County Planning Commission. All the lots were re-classified correctly to 'large lot residential'.
- A tribal member of the Utes wanted to access his property on the Ute land through El Rancho Florida Subdivision by way of Sundance Circle. The HOA spoke with La Plata County and was informed the County would not grant a second access as they already have access from Valley Trail. The HOA was advised by counsel to erect a fence between the properties. This has been done by the Metro District.
- AlignTech and SkyWertz contacted the Metro District in 2016 wanting to place a high speed internet tower on the water tank site. One homeowner objected and the offer was withdrawn. The HOA is revisiting the issue.
- HOA files are being digitized.
- Traffic Control and speeding is still a concern.
- The joint building/meeting room project with the HOA and Metro District was put on hold as the Metro District has concern over the security of their files.

b. **Items for discussion:**

1. **2018 Irrigation Season** – Eric Sibelius, Irrigation Superintendent for the HOA, stated that there were only about 10 days of adjudicated water due to the dry season. Project water was also limited last year. 2019 looks very promising. The irrigation ditch was cleaned in its entirety prior to the start of the season. Those property owners who cleaned their own portion of the ditch received a credit of \$100 towards their irrigation bill. In 2019 that credit will be \$50 due to budget restraints.

Those present complimented the Board and 'crew' who did such an awesome job cleaning the ditch. Rex solicited additional workers (@ \$20/hr) for this years' cleaning crew.

New measuring flumes were installed at the entrance and exit boundary of the ditch. Eric can now accurately monitor the water actually used.

Rex reminded those present how important it is to attend the PDC's Annual Meeting in March. The HOA may schedule a meeting of our water users prior to that meeting. Tom Fidler, Water Commissioners will be asked to attend.

2. **Annual Picnic** – Rex reported that only about 20 people showed up for the picnic in June. He polled those present to see if it should be held at a different time in

the summer, or to consider the possibility of not having one. The Board will determine its future.

3. **Yard Sale** – Two yard sales were held this summer. Participation was good in the spring and poor in the fall. The Board will also determine its future.
 4. **'Welcome to El Rancho Florida' signs** – The cost for 2 signs is estimated at \$3,000. The signs could be hung on the bridge and put at the entrance off CR 510. The board will investigate further. There was some discussion about forming a committee to review/research sign design, but there was no resolution to the suggestion.
 5. **Florida Mesa Planning District (FMPD)** – Jim Belcher, Metro Board member, gave a brief summation on the Florida Mesa Planning District's recommendations to La Plata County Planning Commission on the revisions to the County Land Use Code. FMPD is against zoning regulations. Another group, The Citizens of Florida Mesa (CFM), informed the County that FMPD does **NOT** represent all the property owners of the Mesa. The CFM called for 'logical' growth guidelines. The two groups do not have a common ground in their ideology on the Land Use Code revisions. Both groups are meeting with the County Planning Commission. Jim urged property owners of El Rancho Florida to go to the County web site and fill out the survey, look at the maps and ask for a 'logical' balanced approach in the Commission's planning.
- c. **Nominations and election of Board Members** – Eric Sibelius and Pete Diethrich were nominated to fill the board vacancies. No nominations were received from the floor.

A motion was made and passed electing Eric Sibelius and Pete Diethrich to serve another 3 year term each.

IV. **2018-2019 BUDGET REVIEW:** There is \$50,000 in the reserve for legal expense as directed by the members of the Association.

There was vandalism to the common area gate and there was abuse of the weekly garbage service. A security camera was installed and was subsequently stolen! The aerator and bubblers were repaired to the ponds' aeration system.

The annual dues will remain \$120/year. The Annual Irrigation Ditch user and maintenance fees will be @ \$250.

V. **OPEN FORUM:**

- Terri Roberts would like to see ‘Tiny Libraries’ set up in the subdivision for the residents/children’s use. One homeowner commented that most kids/adults are reading on their devices these days. The Metro District has jurisdiction.
- There appears to be vehicles driving in the common area to the north of the bridge. Perhaps there should be some signs stating, NO VEHICLES ALLOWED. This is also an issue for the Metro District.

VI. METRO DISTRICT UPDATE ON ROADS, WATER SYSTEM IMPROVEMENTS AND SNOW REMOVAL: Robin Boucher, Vice President of the Metro Board, reported:

- Last year the water system suffered due to the drought. The system was able to produce 60 gpm in previous years, but currently only produces 15 gpm. That flow will improve as the ground water recharge increases in the spring. The District will be considering increasing their tiered rate structure to encourage conservation.
- The La Plata Archuleta Water District and the Metro District are working on an agreement to have a ‘back up’ shared water tap that can work for either District when needed.
- A matching funds grant for \$400,000 was received from the Division of Local Affairs (DOLA) to finish the final upgrades to the District’s water system this spring and summer. Robin informed those present that their water system is the best of all the local systems around.
- The District will be doing mag chloride application of the main thoroughfares. Roads are done on a ‘priority’ basis determined by the Board.
- Only one complaint was received on snow removal during this record year. The Board feels that Rex & Bob do a very good job for the District.

VII. In that no other business was received from the floor, the meeting was ADJOURNED at 7:27 pm.

_____, Secretary