

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on June 9, 2020 at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President  
Eric Sibelius – Vice President  
Wendy Ludgewart – Secretary  
Pete Diethrich - Treasurer  
Paul Valdez – Director  
Marsha Moreland, Administrator

**MINUTES:**

The minutes of March 9, 2020 - Regular meeting were approved by the Board of Directors.

**APPOINT OFFICERS OF THE BOARD:** A motion was made and passed to maintain the current officer positions as: Rex Emenegger – President; Eric Sibelius – Vice President; Wendy Ludgewart – Secretary and Pete Dietrich – Treasurer. Paul Valdez is the 5<sup>th</sup> board member.

**ADMINISTRATION:**

- a) Accounts Receivable - \$13125 (Dues = \$ 6,000; Ditch Fees = \$7,125)
- b) Accounts Payable - \$3,812.10
- c) The irrigation budget was reviewed, and expenses came out very close to what was budgeted for 2020.
- d) The automobile insurance endorsement in the HOA policy was dropped and credit received for \$ 372.

**OLD BUSINESS:**

- e) **AlignTec** – The new tower at 41 Ridge Place will be ready the middle of June for all interested residents. Marsha will put on the billing cards that service is obtainable with AlignTec for internet.
- f) **A Fire Ban** is in place in La Plata County, **NO FIRES – STAGE 2**. Call: 970-385-2900 for updates and future burning permits.
- g) **ATV's and motorcycles** are not allowed in the common areas except on maintained roads. The Metro District will be putting a chain up on the North side of the bridge to limit access to that common area. Several homeowners have complained about kids on ATV's and motorcycles accessing the common areas through their properties.
- h) **Weed spraying** – 18 homeowners requested NO spraying and agreed to maintain their area along the roadway. Of the 18, 13 did not comply. It is an on-going process. Marsha is to put a note on the billing cards 'to cut down your thistles on your property'. Also, 'do not put lawn clippings, trimmings, etc. in the irrigation ditch.

**NEW BUSINESS:**

1. **New Owners:**
  1. Chris Porta & Aaron Huey – 2616 CR 510
  2. Cheryl Coffey – 970 Sundance Circle
2. **For Sale:** None
3. Marsha will send a copy of the HOA Annual meeting minutes to all the residents of the subdivision.
4. **Approvals given-**
  - Motion was made and passed approving Maddex's site plan improvements at 301 Pioneer Circle.
  - The installation of solar panels at Scott Kadera' does not need approval.
  - Cheryl Coffey's request for approval of fencing on her property for the horses is not required.

- LePique's plans for 'staging' the house does not need approval of the Board.
5. Irrigation Season: Eric Sibelius, HOA Irrigation Manager, reported that 3 ½ - 4 csf of irrigation water has been coming in everyday for the past month. The ditch will be going 'on-call' for project water soon. Project water may last though July. The HOA Board may have to consider fines for dumping lawn trimmings in the irrigation ditch. The 'Geriatric' Cleaning crew completed burning and cutting of willows, raked out debris/leaves and sprayed the ditch for weeds prior to April 1. Homeowners who did their ditch received a \$50 credit on their Ditch Maintenance Fee.
  6. Report on Pioneer Ditch Co. (PDC) Annual Meeting: Jeff Kane (HOA Attorney) and Amy Huff (PDC Attorney) showed up at the meeting but NO ONE was allowed to speak at the meeting except for one representative of each stockholder. Rex spoke for the HOA. There remain two vacancies on the board. Wayne Jefferies indicated that he would find someone to fill the seats on the Board. PDC provided a list of maintenance to be done on the ditch in 2020. The work is completed and done well. The Adjudicated water shares were increased by \$1/share. PDC did provide the name of the ditch rider and phone number.
  7. Jeff Kane will respond to Amy Huff's letter to the HOA Board. Clarification on adjudicated water shares: the water is not 'allocated' as stated by PDC in their letter to the HOA board.

There being no further business the meeting adjourned at 7:45 pm.

\_\_\_\_\_, Secretary