

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on August 11, 2020 at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

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

**MINUTES:**

The minutes of July 14, 2020 - Regular meeting were approved by the Board of Directors.

**ADMINISTRATION:**

- a) Accounts Receivable - \$3,524.25 (Dues = \$ 1550.25; Ditch Fees = \$1974)
- b) Accounts Payable - \$1200

**OLD BUSINESS:**

- a) Perkins at 251 Pioneer Circle received a letter from Wendy Ludgewait, HOA Board secretary, on the aggressive pit bulldog attacking other dogs in the neighborhood. They have been put on notice that if the behavior continues the HOA will commence action to have the dog removed from the subdivision.
- b) Pond Algae – there will be no treatment of the algae as it is an annual occurrence. Pete Diethrich will work with Rex on the repair and maintenance of the aerators.

**NEW BUSINESS:**

- 1. **New Owners** – None
- 2. **For Sale** – Biessenberger- 1088 Ranchos Florida Drive  
Jun – 148 Brice Place
- 3. **Approvals Requested:**
  - a) Mohamed – Fencing for 41 Cassidy Drive – They need to submit their proposal.
  - b) Justin Moore – Approved the request for an addition to their garage (552 Ranchos Florida)
- 4. **Salt Creek 180 Luxury RV Park Compatibility Plan for CR 510** - The HOA & the METRO District sent objection letters to the Planning Department as the project is NOT compatible with the current land use classification of 'Agricultural/Rural Residential'. Homeowners are encouraged to individually protest the 'Plan'.
- 5. **County Building Dept. and San Juan Basin Health are asking for 'Proof' of Sewer Permits** – Any homeowner who is selling their property may be required to provide proof of approval for their existing sewer system.
- 6. **Mailbox unit on Pioneer Circle** was left unlocked by the mail delivery person. A homeowner reported that it has been broken into.
- 7. **Yard Sale** – The HOA will notice a subdivision wide Yard Sale on October 9<sup>th</sup> and 10<sup>th</sup>.
- 8. **Barnard Request for Approval of an ADU** – the Barnard's (91 Pioneer Place) mistakenly submitted an ADU application to the County. That application was withdrawn as they are simply completing the unfinished first floor of their home. No approvals are necessary from the HOA.

**IRRIGATION:**

Eric Sibelius, HOA Irrigation Manager, reported that there was an extra 12 acre/feet of water added to Lemon Lake due to the recent mountain rains. That resulted in the delivery of an extra 3 days of project water. The water is now off for the season. There may be some water loss occurring from the ditch above the Roberts' property. If significant leakage is confirmed, the repair cost could be

\$3,000 - \$4,000.

Nothing to report on meeting with water attorney, Jeff Kane as he has been out of town.

Items for the Annual Meeting:

1. 'Beautification Project' by Nick Van Vonno
2. Jeff Wester on fiber optics internet service for the subdivision
3. Conceptual Plan for Salt Creek Luxury RV Park

There being no further business the meeting adjourned at 6:57 pm.