

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on September 10, 2019 at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President
Eric Sibelius – Vice President
Wendy Ludgewart – Secretary
Paul Valdez - Director

Marsha Moreland, Administrator, was also in attendance.

MINUTES:

The minutes of August 14, 2019, - Regular meeting were approved.

ADMINISTRATION:

1. Accounts Receivable - \$5,880 (Dues = \$2,280; Ditch = \$2,500; Late Fees = \$1,100)
2. Accounts Payable - None
3. Report on digitization – Nothing to report.
4. AlignTec Internet – Rex Emenegger spoke with Randy Black's renters regarding a internet tower on the property and they are very interested.

NEW BUSINESS:

1. New Owners:
None
2. For Sale:
Grubis - 94 Pioneer Place
Furnas – 91 Pioneer Place
(It was noted that dog kennels are not allowed under Rule #31.)
3. Marwa Mohamed asked if she could put a zircon/shed on the property beside the house, at 41 Cassidy Drive, while it is being remodeled. The board does not have an issue with the ziron unit as requested.

OLD BUSINESS:

1. **RULE # 32 – NON-LICENSED SPORTS UTILITY VEHICLES:**

'All non-licensed sports utility vehicles are defined as 'motorized vehicles' and shall be subject to the Colorado Traffic Code. They include, but are not limited to: off road vehicles, ATV's, Gators, Razors, dirt bikes, off road motorcycles, scooters, go carts and mopeds. All motorized vehicles shall observe the posed 25 mph speed limit on subdivision roads. Excessive noise generated by motorized vehicles is prohibited. Motorized vehicles must maintain a noise level that is not an annoyance or nuisance. The installation of noise baffling devices may be required on motor vehicles that use the subdivision roads.'

A motion was passed approving RULE #32.

There will be discussion about motocross/dirt bike tracks at the Annual Meeting in February.

2. **BEAUTIFICATION COMMITTEE:** Those individuals who suggested a 'Beautification Committee' did not attend the meeting to present their plan.

IRRIGATION: Pioneer Ditch Report – Paul Valdez came upon a beaver dam that was 4' high made of willow branches that was obstructing water flow. He stated that there is NO money for maintenance in the Pioneer Ditch Budget.

There being no further business the meeting adjourned at 7:00 pm.
Wendy Ludgewart, Secretary