

**EL RANCHO FLORIDA METROPOLITAN DISTRICT
REGULAR MEETING – September 4, 2019**

The El Rancho Florida Metropolitan District held their regular monthly meeting on September 4, 2019 at 6:00 PM. The following Board members attended the meeting:

Steve Swisher - President
Robin Boucher – Vice President
David Shipps - Treasurer
Jim Belcher - Secretary
Ken Charles

Also, present for the meeting were: Robert Ludwig – Water Consultant, Tom Riley & Ryan Bonomini – Water Operators, Rex Emenegger – Grader Operator and Marsha Moreland – Administrator. The meeting was called to order at 6:00 PM.

MINUTES:

A motion approving the minutes of August 7, 2019 was made, moved and passed.

WATER REPORT:

- a. System Updates – There was a high water loss last month due to a couple of leaks in the system. There was a leak at 692 Sundance Circle between the curb stop and the meter on the District’s side. It was repaired by Tom Necchi. Cost is to be reimbursed by File Construction. Tom Riley could not read 4 meters due to murky ground water last month. Those four meters need to be improved upon. The curb stop on Ranchos Florida Dr. has been replaced. The hydrant near Schmidt’s lot still needs to be fixed.
- b. System Improvements – Steve, Robert, Tom, Goff and File Construction all met and went over the punch list. Re-seeding was not done everywhere. File Construction addressed the things they thought needed to be done. The roads in areas need to be resurfaced. The width of the roads in areas are 22’ and need to be 28’. Rex suggested putting 3” rock and fill in those areas that need it. (Areas needing road work are by Ken Charles, Robin’s driveway at the beginning of it, Riverfront & Pioneer Place.) Robert said that File will reimburse the District for gravel somewhere in the number of 5 belly dumps. Rob Harries must sign off prior to payment being made to File Construction.

File Construction is not doing the re-seeding of Oxford Place and Sundance Hills. That is another contractor with the La Plata Archuleta District’s water line installation.

- c. Intergovernmental Agreement with La Plata Archuleta Water District – The Agreement has been signed by both Districts with a copy on file.

- d) Mag chloride Roads – There will be approximately 2.02 miles for a cost of \$12,561 to apply mag chloride to areas that need it. Rex will handle negotiations on amounts and timing for prep and delivery.

ADMINISTRATION:

1. Accounts Payable – approved as presented and reviewed.
2. Accounts Receivable – emailed prior to the meeting.
3. ALIGNTEC - HOA will continue to speak with their representative.
4. Marsha will be doing the FINAL Pay Request to DOLA before the end of September.

ROAD REPORT:

- a. Rex had emailed his report prior to the meeting.
 - b. Rex reviewed his list of 'needs' for the roads prior to winter hitting. The Board approved the list as presented. (See attached)
 - c. The roads in the subdivision are 'county roads'. Rex reviewed the **Rule 32** that the HOA Board is considering at their next meeting with regard to all 'motorized vehicles' on the subdivision roads. No barrels will be used this winter but speed bumps and signs.
- A motion was made and passed approving a \$400 expense for road signs need for the roads.

COMMON AREAS:

1. The whole subdivision has been sprayed for noxious weeds however, everything that was not sprayed has gone to seed. Jim and Robin did try cutting down some willows, Russian olives and thistle in areas along the river. Because it is so 'entrenched' in those areas there is no way to get rid of all the weeds.

They brush hogged all along and behind Chacon's property. The District will need to call a tree company to come in to 'eat up' the Russian olives. Forest Scapes is \$200/hr. Work that was done past Chacon's is common area. There is a 7.5 foot easement along either side of property lines to do utility work.

2. No one show up who wanted a 'Beautification Committee' in the subdivision. No discussion.

The meeting was adjourned at 7:41 PM.

James Belcher, Secretary