

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on November 12, 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

MINUTES:

The minutes of October 8, 2019, - Regular meeting were approved.

ADMINISTRATION:

1. Accounts Receivable - \$340 (Dues = \$ 240; Delinquent Fees = \$100)
2. Accounts Payable - \$1,207.50 Digitization completed.
3. Budget 2020 – The draft of the budget was reviewed. It was agreed to increase the Irrigation Manager's budget to allow for an assistant at \$600.
4. Legal consultation by HOA – Rex reported that David Lieberman's fees were \$ 200/hour with a retainer of \$ 2,000. A list of irrigation issues will be circulated to the Board prior to an initial consultation with Lieberman. Eric Sibelius and Paul Valdez recused themselves from voting.

NEW BUSINESS:

1. AlignTec Internet – Rex Emenegger spoke with Orion Lukasic, President of AlignTec. From the survey done in October, it was determined that there is 'good' line of site at Black's property (41 Ridge Place). An agreement between the Blacks and Align Tech is being drafted for a spring installation of the new tower.
2. For Sale:
 - Grubis - 94 Pioneer Place
 - Furnas – 91 Pioneer Place
 - Pinkston – 301 Pioneer Circle
3. Longwell (351 Pioneer Circle) has cut down dead and 'beetle' infested trees on his property, after contacting the HOA for approval. There is no regulation from the HOA regarding tree removal.
4. There was an email from Marcy Le Pique, the prospective buyers of Grubis' lot (94 Pioneer Place) regarding modular homes. Modular homes are allowed under Covenant Section D3 & D1. The lot has 'adjudicated' water only.

OLD BUSINESS:

1. Pioneer Ditch Company sent an email asking for any 'old' stock certificates to be turned into the PDC so that they can 're-issue' new share certificates. The HOA has never received any 'issued' stock certificates. Marsha will reply to the PDC accordingly.
2. Annual Meeting Agenda discussion items:
 - Dirt bike tracks
 - Irrigation Issues
 - Yard Sale in 2020
 - El Rancho Florida signs at entrances into subdivision.
 - Solicitation of an assistant for the Irrigation Manager

There being no further business the meeting adjourned at 7:30 pm.
Wendy Ludgewart, Secretary