

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on October 8, 2019 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

Homeowners Yvonne & Brett Cochran, and Marsha Moreland-Administrator, were also in attendance.

MINUTES:

The minutes of September 10, 2019, - Regular meeting were approved.

ADMINISTRATION:

1. Accounts Receivable - \$4,175.26 (Dues = \$1,475.25; Ditch = \$1,900; Late Fees = \$800)
2. Accounts Payable - None
3. Report on digitization – Wendy reported that it is complete. She will get Marsha a copy along with a copy to the Metro District of the HOA files. Final bill from Wendy is \$1,207.50.
4. AlignTec Internet – Rex Emenegger spoke with Orion Lukasic, President of AlginTec about where they were on moving forward at Blacks' property. On October 8th a site survey will be completed.

NEW BUSINESS:

1. New Owners:
None
2. For Sale:
Grubis - 94 Pioneer Place
Furnas – 91 Pioneer Place
3. Line Improvement Project is now completed in the subdivision. The Metro District is still working on the 'backup supply' connection between La Plata Archuleta Water District and El Rancho Florida on CR510. There was a big leak on CR510 at the Oxford Place connection that File Construction did; however, it turned out to be La Plata Archuleta Water District's line. File Construction will be out on Friday, to repair the connection due to faulty equipment.

A leak was also suspected at Bricker's property but that turned out to be 'irrigation' water according to Tom Riley, Operator in Charge, for the District. Rex Emenegger asked Eric Sibelius, Ditch Superintendent for the HOA, to keep an eye on it since he thinks it could be leakage from the pond at 90 Florida Place.

4.

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 at the September meeting. Yvonne & Brett Cochran came to the meeting for clarification of the rule by the Board. It was pointed out by the HOA Board that they do not enforce La Plata County traffic laws. Best recourse is to call the Sheriff's department to report 'unlicensed' drivers on the roads.

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

IRRIGATION: Pioneer Ditch Report (PDC) – Paul Valdez gave his official resignation at the last Pioneer Ditch meeting. Paul stated that he did not have the support from the Pioneer Ditch Board on repairing broken areas in the ditch that are in desperate need of repair. Due to non-repair in those areas, Paul is predicting massive flooding of the ditch next season. The El Rancho Florida HOA has completed all repairs within the subdivision and has complied with the installation of 'head gates' required by Pioneer Ditch Company's By-Laws.

Paul stated that Tom Fiddler with the Florida Water Conservancy complimented him on his work this season with the Pioneer Ditch Company. The HOA will encourage PDC to do the necessary ditch maintenance.

Paul Valdez has recused himself from voting on any Pioneer Ditch Company business at the HOA meetings even though he no longer is employed by the Pioneer Ditch Company.

There being no further business the meeting adjourned at 7:15 pm.
Wendy Ludgewart, Secretary