

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on March 9, 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  
Marsha Moreland, Administrator

**MINUTES:**

The minutes of January 14 and February 11, 2020, - Regular meeting and Annual Meeting were approved by the Board of Directors.

**ADMINISTRATION:** (D

1. Accounts Receivable - \$28,654 (Dues = \$ 14,079; Ditch Fees = \$14,575)
2. Accounts Payable - \$1,935 (Jeffrey Kane, Atty)

**UPDATES:**

**OLD BUSINESS:**

- a) New Owners: Maddex – 301 Pioneer Circle
- b) For Sale:
  - i. Harper – 2616 Cr 510
- c)
- d) AlignTec – A tower going on Black's property this spring.
- e) Annual Meeting – consensus of making a rule on 'dirt bikes' was 80% NO.
- f) Consideration of the purchase of a 12' x 32' storage shed from Weather King for a 'meeting building' by the Metro District was NO. Concerns that it will be visually 'unpleasing' in the community. HOA BOD may do it themselves. The location is still a concern.

**NEW BUSINESS:**

1. New Attorney – The Board made a motion to have Jeff Kane of Southwest Water & Property Law as their 'Irrigation/Water' Attorney. Agreement was signed by BOD.
2. Approvals given- Lindt's request on new barn plans for 21 Valley Trail was approved. Austin/Fisher's request to build a barn at 511 Ranchos Florida Dr. was approved.
3. Review and approve sending out the notice to the Irrigation Users re: Ditch Cleaning credit of \$50 if property owners clean their length of ditch and it is accepted by the committee by April 1, 2020. Marsha will email it out ASAP.
4. Approve the Resolutions allowing Jeffrey Kane and/or Rex Emenegger to speak on 'behalf' of the HOA and represent the HOA at the Pioneer Ditch Co. Annual Meeting, March 10, 2020.
5. Liability Insurance – Marsha will have the 'Auto' coverage cancelled and will notify Bentley Cobert about the Philadelphia Insurance Policy. It will save the HOA \$373.
6. Pioneer Ditch Company Annual Meeting – Eric Sibelius recused himself from any decisions relative to PDC allegations. The Board went into executive session at 7:15 PM to discuss topics for the Annual Meeting of the PDC. They closed the session at 7:30 PM.

There being no further business the meeting adjourned at 7:30 pm.

\_\_\_\_\_, Secretary