

**EL RANCHO FLORIDA METROPOLITAN DISTRICT  
REGULAR MEETING – January 8, 2020**

The El Rancho Florida Metropolitan District held their regular monthly meeting on January 8, 2020 at 6:00 PM. The meeting was re-scheduled from January 1<sup>st</sup> due to New Year's Day. The following Board members attended the meeting:

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

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

**AGENDA:** A motion was made approving the agenda for this meeting.

**MINUTES:**

A motion approving the minutes of December 4, 2019 was made, moved and passed.

**WATER REPORT:**

**System Updates –** The inspection by the State w/Mark Henderson went well. Mark gave suggestions on testing & chlorine requirements for the system. The plant was designed for .8 ppm chlorine levels. Robert Ludwig had received a letter from Bud Smith in 2012 whereby the State had approved the plant at those levels. There are no violations, no altitude valves and the system is in compliance. Filtration requirements, and contact time requirements were met by adding more pipe for retention time. Robert has stated that there isn't a nicer plant in the county. Robert, Steve & Bud Smith will be drafting a letter this month to the State on their chlorine and testing requirements of the El Rancho Florida Metro District water system.

Tom is still waiting on cost estimates from fencing companies.

**La Plata Archuleta Water District Tie-In –** La Plata electric will be drafting easements for the 350 amp transformer and pedestal for service. Gant is the plumber and the connections are done already.

**Delineator posts** are on all the hydrants with reflective tape. Rex Emenegger, Grader Operator, questioned Tom and the Board as to WHY the Oxford hydrant was painted Black. Tom explained to the Board that it is black because it does NOT meet fire flow for emergencies. Karola Hanks did not have a problem with the hydrant because the connection to La Plata Archuleta would be used to fight fires if need be in the Oxford Place area of the system. Rex pressed the Board as to WHY the hydrant was not upgraded when the water line improvements were done. WHY did the engineer not upgrade the hydrant and line at that time? Tom stated that Robert would need to comment on what occurred with the engineers since he dealt with them directly on the project. Marsha stated that she remembers the cost would be prohibitive for the number of homes served. Estimated costs at that time was upwards to \$350,000. That was an amount that was not in the budget. The engineers determined it was not

economically feasible when the LAPLAT hydrant is right there. This was one of the reasons for the LAPLAT hydrant and the backup service for both Districts in emergencies. Rex pressed the Board to upgrade the line and hydrant so the residents there had the same fire protection as the rest of the District.

Water Loss Report - Tom reported on the water loss for the month of December. It is high because of the problems with the Oxford pump station. Rex questioned Tom as to WHY the meters are not read all year around. Tom replied that it is not 'practical' to remove the snow cover and crack open the frozen meter covers to read meters for 5 months in the winter. It leaves the meters vulnerable to freezing. When there is no snow cover, he and Ryan DO try to read as many meters as possible. Rex pressed the Board to have the meters read every month and stated there was no excuse as to why Tom and Ryan were not reading them. Tom objected to Rex's comments and informed the Board that their contracts do not cover reading the meters in the winter. The contract could be rewritten if the Board desires, but it would be much higher to do winter reading.

#### **ADMINISTRATION:**

1. Accounts Receivable Report – Marsha emailed the report prior to the meeting. There were a couple of users that received shut off notices and would be disconnected by the 10<sup>th</sup> if payment not received. Robin asked Marsha to send an email out to them reminding them that payment is required prior to disconnect and that there is a \$100 fee to resume service.
2. Accounts Payable – The list was reviewed, and a motion was made, moved and passed to approve the payables submitted.
3. Budget 2020 – Marsha will be updating the 12/31/19 year end ACTUAL numbers prior to filing the budget with DOLA prior to January 31<sup>st</sup>.
4. Conservation Trust Fund – Marsha has certified the CTF for 2020 with DOLA. The Expense Report will be filed prior to March 31<sup>st</sup>.
5. Transparency Notice – A motion was made, moved and passed to keep the first Wednesday of each month as the meeting day, time at 6:00 pm and at the business office at 755 E. Second Avenue. The notice will be sent out to all the homeowners.
6. Director Compensation – Marsha reminded the Board that at the first of each year it is the option for the Board to receive compensation for each meeting they attend in the maximum amount of \$75/meeting. It was decided that while the boards have not elected to be paid in the past, the Board does choose to be compensated for 2020 meetings.
7. Election 2020 – The board made a motion to appoint Marsha Moreland as their Election Officer for the 2020 election and approve the 2020 Election Resolution as submitted. Marsha stated the Call for Nominations would go out to the electors in January prior to the 26<sup>th</sup>. The last day for Self-Nomination forms to be submitted to Marsha is February 20<sup>th</sup>. Board members elected will be serving 3-year terms, as the State has changed their election year to 'odd' numbered years for electing Board members. Steve, Robin and Ken Charles are up for re-Election on May 5<sup>th</sup>.

#### ROAD REPORT:

Rex had emailed his report to the Board prior to the meeting. He informed the Board he would be cancelling the Bob's Johns service for the port-a-potty for the winter and putting the Phoenix garbage service on hold. He reminded Marsha to send out the 'Snow' letter to all the residents. He also questioned if the letter had been sent to the homeowner at 13 Valley Place to remove their personal vehicles and items from the cul-de-sac so Rex could plow snow. Marsha stated that Steve was going to address the letter and it had not been done to her knowledge. Rex instructed Marsha to send the letter out. She informed the Board, and Rex, that she would not go over Steve's head and do it unless Steve told her to.

#### NEW BUSINESS:

1. Loyld Lamkin at 926 Sundance Circle wants to redo his culvert at the end of his driveway. The Board does not have a problem with him doing that and asked Rex to make sure it is done correctly.
2. Vacant Lot at 94 Pioneer Place – It has been sold to Marci Le Pique. She and her husband will be building on the lot ASAP but had concerns about structures on their lot by other homeowners. Specifically, a pond by and a concrete pad used for a hot tub or shed. It is not a Metro District concern or HOA, but she should speak to the homeowners who have put the structures in and come to an 'agreement' as to their removal.
3. HOA Annual Meeting - Marsha reminded the Metro Board that the HOA Annual Meeting is February 11<sup>th</sup> and that the Metro Board should be there to update those present on the Metro business in 2019 regarding the water system and roads. Address concerns on treatment, storage and fire protection.
4. A motion was made, moved and passed to give all the employees a \$300 bonus for Christmas.

The meeting was adjourned at 7:30 PM.

Jim Belcher , Secretary