

**EL RANCHO FLORIDA METROPOLITAN DISTRICT
REGULAR MEETING – May 6, 2020**

The El Rancho Florida Metropolitan District held their regular monthly meeting *virtually* on May 6, 2020 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 virtually were Robert Ludwig – Consultant, Tom Riley & Ryan Bonomini – Water Operators, Rex Emenegger – Grader Operator and Marsha Moreland – Administrator. The meeting was also attended virtually by the following homeowners:

Angela & Randy Carpenter
Larry Jones
Kathleen & Justin Moore
Jennifer Goessel
Dan & Karassa Schaefer
Paul Maddex
Loyd Lamkin

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 April 1, 2020 was made moved and passed unanimously.

WATER REPORT:

1. **System Updates** – The system is running efficiently; meters were read and the Water Loss report looks good. Tom Riley, Water Operator briefed the Board on the leak at 170 Oxford Place. The 2 meters in the pit were moved over by Plant Excavation. 2 phase monitors were replaced in the pump house.
2. **LPEA Transformer Installation** – Robert informed the Board that an easement is needed for the transformer and line so that it does not impact any property owner. No cost estimate yet from LPEA. The design should be done in a month with construction date undetermined yet.
3. **Service Line Replacement Program** – Put under ‘Pending Items’ for now until 2021.
4. **Water Aquifer and Supply Restrictions** – The mesa is the water source for the subdivision. Due to no irrigation water, low snow levels and most families home during the day due to COVID-19, there is more demand on the system this time of year. After asking the Homeowners to be thoughtful of their usage the system is rebounding. David Shipps asked why water was not drawn out of the pond

for the mag application preparation. The water level in the tank is at 21-23 feet. The system is designed to pump for 5 gal/min. increments. Tom Riley, Water Operator, stated that the irrigation water is usually in the ditch before residents begin irrigating outside. It is a supply and demand issue.

Rex spoke with the Water Commissioner and Adjudicated water will be in the ditch today. There will only be 60% of the normal irrigation water in the ditch this year. Robert Ludwig, Water Consultant, informed those present the information is consistent with what is on the Water Conservancy Districts web site.

Tom Riley and Robert Ludwig explained how the tie-in to the LAPLAT line will work. Steve discussed the particulars of the intergovernmental agreement between the districts. Either side can draw water and fill their tanks in emergency situations. As soon as LPEA gets their work done it will be active to send water to LAPLAT. El Rancho Florida could receive water now if an emergency.

Randy Carpenter thanked the Board for the explanation on the La Plata Archuleta Water District Tie-In.

Kathleen Moore as if there is a 'limit' to the amount of water the ERF District could receive from LAPLAT. Robert Ludwig explained that there would be enough water for a 72hour emergency period. Beyond that there is a water rate structure. Steve Swisher explained that it is NOT a constant water supply but only emergency status. If rates were needed to be set by LAPLAT they would more than likely be higher than what the residents currently pay. Robert Ludwig agreed that the rates would be higher.

ROAD REPORT:

Rex Emenegger, Grader Operator, stated that the mag application is complete. Water used to prep the roads was 145,000 gallons. The contractor, Desert Mountain, was late again this year causing more water to be used on the roads. Steve Swisher, and fellow Board members, thanked Rex and Crew for their work on the road prep as being done very well. Next year, more mag should be applied at the entrance road to the subdivision.

Motorized Traffic in Common areas is increasing. The common areas are NOT designed to accommodate such traffic. The traffic is very intrusive and inhibits wildlife and is disruptive to the neighborhood. Jim Belcher, Board member, commented that behind his house the common area is accessed by kids on bikes. He spoke with the kid's parents and it will not be happening again. The Covenants do not allow motorized traffic in the common areas. No unlicensed drivers are permitted on the county roads driving 4 wheelers, motor bikes, motorcycles, etc. Perhaps the District should post signs reminding residents NO MOTORIZED traffic in the common areas.

Ditch cleaning equipment by the downstream property owner, Shumway, is needed to access the common areas down by the river. Steve stated that the Board will consider a Resolution stating NO motorized vehicles in the common areas, except for maintenance vehicles. Ken and Steve will work on such a resolution and sign wording.

ADMINISTRATION:

- 1) Accounts Payable Report – Reviewed and approved.
- 2) Account Receivables - Due to COVID-19 Marsha, Administrator, asked the Board to waive late fees and interest charges on overdue accounts thru July. Marsha will work with homeowners who are behind on payment. The Board concurred with her request.
- 3) A 30day extension to the 'Disaster Declaration' was approve by the Board.
- 4) Election: The Board Members elected read their Oaths of Office and Marsha will file them with the Surety Bond on the DOLA website.

COMMON AREA – Jim Belcher and Robin Boucher will be doing weed spraying in the commons area in May. The Board wants the most 'respectful' approach when addressing homeowners who do not want spraying in front of their lots along the road ROWs by Rex. Rex will not be spraying the common areas he only sprays the bar ditch. Jim and Robin will 'spot' spray the weeds at the pond area. La Plata County will issue letters and fines to Homeowners who do not control their noxious weeds. Ken Charles stated that the District should NOT discontinue weed spraying.

CHACON's Property: Robin Boucher will remove the Russian Olives cut down last summer in the common areas by Chacon's and he will also mow the willows and spot spray. Time will re-vegetate the area naturally. Jim and Robin agreed that the area needs to be maintained annually.

NEW BUSINESS:

1. Tom Hamilton as Rex about stocking the pond with trout again this year. It is NOT in the budget to do so.
2. AlignTec is installing service in the area.
3. Randy Carpenter appreciates the 'virtual' meetings.

There being no further discussion the meeting adjourned at 8:00 PM.

Jim Belcher, Secretary