

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on July 14, 2020 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 June 9, 2020 - Regular meeting were approved by the Board of Directors.

ADMINISTRATION:

- a) Accounts Receivable - \$ 4,040 (Dues = \$ 1920; Ditch Fees = \$2120)
- b) Accounts Payable - \$1886.00

OLD BUSINESS:

a.) Rule #32, 'Motorized Vehicles'. A discussion followed on the necessity of having the rule in the Rules & Regulations.

The operation of all Off Highway Vehicles is covered by the Colorado Uniform Vehicle Code, the Model Traffic Code for Colorado and the La Plata County Code.

The subdivision roads are part of the La Plata County road system but are maintained by the Metro District. The District receives an annual stipend from the County for use in maintaining those roads. A motion was made and passed to rescind RULE #32 from the HOA Rules & Regulations.

b) Owner of 251 Pioneer Circle has had numerous incidents where their 'pit bull' mix dog has attacked other dogs in the neighborhood being walked by their owners. Wendy Ludgewart will send a letter to the owners referencing the Rules & Regulations as it pertains to #2 **Annoyances**; #15 **Precluded Animals**; #16 **Pit Bulls Prohibited** and #17 **Household Pets**. A copy of the letter will be sent to those who have issued complaints.

c) Algae Update: Rex reported that the algae situation in the pond was discussed at the last Metro meeting. It is an 'algae bloom' that happens each year when the temperature rises. All the aerators at the pond are working which help mitigate the algae growth. No homeowner complaints have been received and the use of the pond has not been affected.

IRRIGATION

Eric Sibelius, HOA Irrigation Manager, reported that there are only a few more days of project water available. The water allotment was 70% this year. The 114acre feet of water will be exhausted by Saturday, July 16th.

The Board complimented the Pioneer Ditch Company in providing excellent flow of both Adjudicated and Project Water to the subdivision this season. The meeting with Jeff Kane's was postponed later this summer.

There being no further business the meeting adjourned at 7:45 pm.