

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on November 11, 2020 at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President  
Eric Sibelius – Vice President  
Pete Diethrich Treasurer  
Wendy Ludgewart - Secretary  
Paul Valdez – Director  
Marsha Moreland, Administrator

**MINUTES:**

The minutes of September 8, 2020 - Regular meeting was approved by the Board of Directors.

**ADMINISTRATION:**

- a) Accounts Receivable - \$385 (Dues = \$ 120; Ditch Fees = \$265)
- b) Accounts Payable - \$ 2182 (Kane)
- c) Budget 20-21- The Board review the 2020 budget. Marsha will be increasing the Legal expenses \$6661 to reflect the most recent bill from Kane. Marsha and Rex will work on the 2021 numbers for the budget and send it out to the Board. The expenses will be the same for 2021 as they were for 2020. There was a brief discussion on the legal expenses for the Irrigation budget. There is a reserve amount of \$50,000 that the membership approved in February 2016 that will be maintained for legal expense.

**OLD BUSINESS:**

- a) **Garage Sale** – It was a successful garage sale with a lot of traffic. The Board will consider doing one in the the Spring 2021.

**NEW BUSINESS:**

- 1. **New Owners:** Bell – 270 Pioneer Circle
- 2. **For Sale** – Biessenberger- 1088 Ranchos Florida Drive  
Jun – 148 Brice Place  
Malcom – 80 Oxford Place
- 3. **Annual Meeting:** The Board has decided to NOT hold the Annual Meeting in February 2021 due to the concerns over COVID19. Rex will get with the attorney to discuss the appropriate notification needed. Items that would be addressed are: Fiber Optics Committee progress, Align Tech options, and appointment of Directors.
- 4 **Metro Trash Can Policy:** There is NO policy. HOA should not disseminate Metro District policies. That is for the Metro BOD.

**IRRIGATION:**

Rex met with Jeff Kane, Attorney. It is imperative that the HOA send a letter to Pioneer Ditch Company annually in March letting them know of the HOA plans for the year regarding maintenance on the ditch. Jeff is preparing a response to the letter from Amy Huff, Pioneer Ditch Company attorney sent on June 1, 2020. Rex will be discussing Adjudicated shares with Jeff in his next meeting as well.

There being no further business the meeting adjourned at 7:00 pm.

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Wendy Ludgewart, Secretary