

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on April 13, 2021 at 12:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President  
Eric Sibelius – Vice President  
Wendy Ludgewait - Secretary  
Paul Valdez – Director

Also present was Marsha Moreland, Administrator. The meeting was called to order at 12:00 pm.

**MINUTES:**

The minutes of March 11, 2021 - Regular meeting was approved by the Board of Directors.

**ADMINISTRATION:**

- a) Accounts Receivable - \$ 9,000 (Dues collected = \$ 6960) Reviewed by Board.
- b) Accounts Payable - \$ 5046.39 (PDC, Kane, Ditch cleaning labor/equipment) – Approved.
- c) Budget 20-21 – Marsha is to bill \$265 for the annual assessment for the Irrigation Budget.

That assessment includes the adjudicated water delivery fee charged by the Pioneer Ditch Company. It also includes the maintenance costs, legal fees and administrative costs for our approximated 3 mile section of ditch.

**OLD BUSINESS:**

- a)
- b)

**NEW BUSINESS:**

**1. New Owners:**

- a) Melissa Erickson – 634 Cassidy Drive
- b) Colleen & Dermot Rafferty – 39 Valley Place

**2. For Sale:**

- a) Springer/Marsters – 191 Valley Place

**3. Jody Gans' complaint** on the ditch cleaning work by the HOA. Rex went by and spoke with Jody regarding his complaint. The situation is resolved.

**IRRIGATION:**

a) **Irrigation maintenance by the HOA** – Ditch maintenance by the HOA was completed by March 22, 2021.

b) **Pioneer Ditch Company** (PDC) Annual meeting is April 20, 2021 at 6:30 pm at the Florida Mesa Grange. A motion was made and passed authorizing Wendy Ludgewait as the HOA's spokesman for the annual meeting of the PDC. Wendy is authorized to vote the adjudicated shares of the HOA. An email will go out to the users of the ditch notifying them of the PDC Annual meeting.

c) Rex will be meeting with Jeff Kane, HOA Attorney, tomorrow to go over some items of discussion for the PDC Annual meeting. Some of those being:

- PDC Budget – Increasing the Maintenance of the Ditch/Ditch Walker line item to \$17,000. The HOA would like an 'income' statement from the PDC for 2020.
- The claim of PDC on the impropriety of use of Project water by the El Rancho Florida HOA.
- Correction to PDC's Annual meeting minutes of last year.
- What is the 2021 maintenance plan of the PDC?

The meeting was adjourned at 2:07 PM.

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Wendy Ludgewait, Secretary