

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on May 11, 2021 at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

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

Also present was Marsha Moreland, Administrator. The meeting was called to order at 6:15 pm.

MINUTES:

The minutes of April 13, 2021 regular meeting were approved.

ADMINISTRATION:

- a) Accounts Receivable - \$ 13,835 (HOA Dues outstanding totaled \$ 4,560; Ditch Fees outstanding are \$9,275)
- b) Accounts Payable - \$135.30 (Richard Schmidt & Rex Emenegger) – Payables were approved.
- c) Budget 20-21 – Marsha billed \$265 for the annual Pioneer Ditch Company’s adjudicated water delivery fees/ditch maintenance. A second bill went out to those delinquent with their Annual Dues.

OLD BUSINESS:

- a) Marsha will include in the ‘new owners’ letter that internet providers in the area now include TNT Tech Internet and STARLINK Internet. It will also be noted on the back of the monthly water billing.

NEW BUSINESS:

- 1.. **For Sale:**
 - a) Springer/Marsters – 191 Valley Place
 - b) Huey/Porta – 2616 CR 510
- 2. **Site Plan for 39 Valley Place-** A motion was made and passed approving the site plan submitted by Dermot Rafferty for 39 Valley Place.

IRRIGATION:

a) Eric Sibelius reported that the outlook for adjudicated water this spring is dismal. Tom Fiddler of the Division of Water Resources speculates that there will be only 30% of the project water available this summer. It is anticipated that the ditch will go ‘on call’ in May. Lemon Reservoir is 40 feet below normal.

b) **Pioneer Ditch Company** (PDC) Annual meeting was held April 20, 2021. Wendy Ludgewart, as the HOA’s spokesman for the annual meeting of the PDC, did not get sufficient answers to the HOA’s questions submitted. No PDC income statement was ever sent to the HOA as requested prior to the meeting. The claim of PDC on the ‘impropriety of use’ of Project water by the El Rancho Florida HOA was not explained. The ‘2021 maintenance plan’ submitted by the Pioneer Ditch was reviewed.

The meeting was adjourned at 7:37 PM.

Wendy Ludgewart, Secretary