

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING 8/11/2021

6pm at 750 Pioneer Circle

Board Members in attendance:

Steve, Swisher, Robin Boucher, Ken Charles, Dave Shipps, Jim Belcher.

Also present:

Tom Riley & Ryan Bonomini – Water System operators.

Rex Emenegger, HOA President & Road Maintenance employee.

Paul Valdez, HOA Board Member.

The Meeting was called to order at 6pm.

AGENDA : A motion was made approving the Agenda for this meeting.

MINUTES: a Motion was made approving the Minutes of the July 7th Board Meeting.

The meeting opened with Paul Valdez informing the Board of a potential negative impact to his newly installed engineered septic drainfield if the subdivision water tanks continue to be drained as in the past, during maintenance or in an emergency situation. The Board will explore diversion/mitigation measures to ensure that this does not occur.

WATER REPORT: Tom Riley reported that July's water usage was down significantly from last year: from 1.5 million gallons to approximately 1 million gallons. This was attributed to some July precipitation and in part to the new rate structure that was implemented by the Board.

The water system showed a 5% loss last month, which is within the acceptable range.

All old meters have now been replaced, with no need to order any more spares this year.

Tom also reported that bleach costs are down significantly, with the current water flow rate and warm temperatures allowing lower rates of bleach in the system, while still meeting State standards.

The hydrant flow testing has been completed and the results submitted to the Fire Department, who will provide an ISO Rating, which could possibly be used to lower insurance rates for some homes in the subdivision.

Ongoing hydrant inspections must be completed every year, with actual hydrant flow testing completed every three years.

The hydrant company representative will be sending parts to repair one damaged hydrant.

Tom informed the Board of a new product to monitor water pressure within the system. The “iHydrant” system has an initial cost, along with an annual fee, but Tom feels that it would be beneficial. He will provide the Board with details on the product and associated costs.

The annual mandated copper and lead testing has been completed and submitted to the CDPHE, with no negative results reported.

The Disinfectant By Product/VOC/Nitrates testing has also been completed for the year.

Tom will follow up with the water tank diver regarding installation of the anti-corrosion Cathodic Bars before winter.

The final segments of the water system inter-connect with LAPLAWD are nearing completion, with both Tom and Robin Boucher continuing to urge the electrician (John Phillips) to complete the pump hook up in an expedited manner.

Once that is done, Tom will coordinate with the LAPLAWD representative and test the flow both into and out of our system.

Tom also discussed the electrical “glitches” at the pumphouse with the electrician.

ADMINISTRATION:

ACCOUNTS PAYABLE: a motion was made to approve the submitted payables.

ACCOUNTS RECEIVABLE: two properties are currently delinquent.

Also discussed: The Silver Spruce Academy land use is still moving through the County Planning process, with approval the most likely outcome.

ROAD REPORT:

Rex's report was sent prior to the meeting. The main discussion was on the recent bar ditch maintenance/weed scraping and the negative comments by some residents. The bottom line is that the Metro Board is responsible for maintaining the subdivision road system and must remove all vegetation that could potentially impact the condition of the roads. It was suggested that residents receive advance notice every time similar work is scheduled in the future.

The Board also discussed the letter from Karlene Stange and other residents about their opposition to the continued use of the herbicide "Roundup." It was decided to discontinue the use of that product and research alternatives. Steve Swisher will respond to the resident's letter.

OTHER BUSINESS:

The Board discussed the Solar Works proposal to offset the power bill from the pump house and unanimously decided to table any further discussion until such time as a change in solar power technology makes the project more feasible.

PENDING:

Follow up on the "Noxious Weed" letter that was sent out in July. Some residents responded promptly to address their weed problem, but other residents have yet to address their situations.

Investing in the Colorado Trust Program.

Service line replacement program – 2022.

The next Metro Board Meeting is scheduled for 6pm on Wednesday, September 1st at 750 Pioneer Circle.

The meeting was adjourned at 7:30

Jim Belcher,

Secretary

