

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on June 8, 2021 at 6:00 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 6:00 pm.

**MINUTES:**

The minutes of May 11, 2021, regular meeting was approved.

**ADMINISTRATION:**

- a) Accounts Receivable - \$ 9,015 (HOA Dues outstanding totaled \$2,760; Ditch Fees outstanding are \$6,890)
- b) Accounts Payable - \$7,354.27 – Payables were approved.

**OLD BUSINESS: None**

**NEW BUSINESS:**

- 1.. **For Sale:**
  - a) Springer/Marsters – 191 Valley Place
- 2. **Request of Steve & Marsha Parsons** – An inquiry by Parson's to put a 3-car garage with a residence above it was made to the HOA President. A residence above the garage is not allowed. The garage addition needs approval of the HOA Board.
- 3. **Weed Management** - The HOA will include a message on the monthly billing notice regarding the County's weed ordinance on private property. Rex will do a drive by of the lots to determine who may be in violation and should receive written notice from the Board.

**IRRIGATION:**

- a) Subsequent action plan:
  - i. An injunction against Shumway by the HOA for harassment of the HOA's Irrigation Manager on June 2<sup>nd</sup> is tabled. As of June 7<sup>th</sup>, the date of Amy Huff's letter, the ditch had not been running water for 7 days as documented by Eric Sibelius' daily waterlog. The HOA was accused of "improper allocating and delivery of water to each user within the subdivision and not conveying water through the HOA Ditch Section to down-ditch shareholders." Sibelius has documented the amount of water in the ditch and how much is leaving the subdivision. There is no violation of the allocation and delivery. A response will be sent by Jeff Kane, HOA Attorney, responding to the allegations by Pioneer Ditch Company.
  - ii. Legal action to remove Jefferies from the PDC Board is tabled.
- b) Brief discussion on the status of adjudicated water vs. project water. The amount of adjudicated water for the season has been approximately normal. The level of project water is at 35% as reported by Eric Sibelius.
- c) Wendy Ludgewait and Eric Sibelius are the 'Irrigation Committee'. All concerns on the ditch should be directed to them. Maintenance on the ditch in the Fall will include herbicide spraying and excavation. The section from 1088 Ranchos Florida Drive to 255 Cassidy Drive may need to be widened.

The meeting was adjourned at 7:37 PM.

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Wendy Ludgewait, Secretary