

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING 7/7/2021

Board members in attendance:

Steve Swisher

Robin Boucher

David Shipps

Jim Belcher

Ken Charles

Also present:

Tom Riley & Ryan Bonomini – Water System operators

Rex Emenegger, HOA President and Road Maintenance employee.

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 May meeting with the following changes: The May meeting was in person, not virtual

A motion was made approving the minutes of the June meeting with the following change: The name of the electrician is John Phillips, not John Albright.

WATER REPORT: Tom Riley and Robert Ludwig decided that the final stages of the LPEA electrical hookup for the LAPLAWD connection should wait until Robert gets back in town.

Tom will coordinate with the electrician, John Phillips, next week.

Tom will notify LAPLAWD officials once the final hookup and testing have been completed and also review the Mutual Aid Agreement between ERF and LAPLAWD.

Tom will also notify the ERF Metro Board of Directors.

Steve noted an open trench near the transformer site.

There is also a question on the amount that was billed by Sonny Hale for the trenching and road reconstruction.

The Board approved a request by Rex Emenegger to allow him to purchase sufficient material to finish the reconstruction of Ridge Place. He estimates 6 to 8 belly dump loads of road base, at an approximate cost of 2,500.00.

The water usage and rate letters that the Board sent to residents were deemed to have been successful in increasing voluntary limits on system usage, with June totals about 500,000 gallons less than last June's.

Steve suggested that a notice to residents congratulating them on water conservation might be sent out in early Fall, if usage levels remain low over the next few months.

Tom reported that the fire hydrant testing will be completed next week, with most of the 31 hydrants across the District meeting fire flow test specifications.

Fire Department mandated testing will need to take place every 5 years.

Tom & Ryan will flush and grease all hydrants on a yearly basis.

Tom noted that the hydrant at Cassidy and Sundance needs a repair and he will take care of that.

Tom cleaned the Chlorinator unit in the pumphouse to extend the useful lifespan.

The ventilation system in the pumphouse has failed and Tom will contact an electrician to troubleshoot/estimate repair costs.

Ryan replaced 2 old residential water meters, and at this point all the old meters have been replaced.

ADMINISTRATION:

ACCOUNTS PAYABLE: a motion was made to approve the submitted payables, with the exception of Sonny Hale's excavation bill, pending review of the cost.

ACCOUNTS RECEIVABLE: A Shut Off Notice has been sent to one account.

ROAD REPORT: The Mag Road Treatment was deemed a success. The Desert Mountain representative, Doyle Villers, advised that the roads can be refreshed periodically during the season as needed by our staff, by watering and "fluffing" the surface.

He also indicated that he is available to attend a future Board meeting, to discuss and advise on the process.

The Board will discuss scheduling and treating other segments of the road system at a future meeting.

Rex reported an air leak on the water truck, which was repaired... leading to a discussion on the merits and costs of continuing to repair the existing truck and grader vs. budgeting for future replacement. Both Robin and Rex agree that the existing vehicles are worth keeping repaired and in service.

Rex and Bob Schmidt will be spraying and scraping weeds on the roadsides over the next several weeks.

COMMON AREAS: Robin sprayed for weeds on the south side of the undeveloped ponds area as well as the Common Area within Sundance Circle.

Rex observed that the main pond area needs to be treated for weeds, as well as mowed for paths/access around the pond.

Rex also noted that several residents have been self-motivated to mow the grass area by the pond, as well as trim brush under the Florida River bridge to allow access and create a trail. He also mentioned that thanks and recognition of those residents might be in order.

The Board will discuss Common Area maintenance for next year at a future meeting.

Rex presented a report listing the main offenders among residents who have allowed noxious weeds to grow on their property. The Board decided that letters to the property owners listed in the report are in order, with the County Weed Control Department being copied.

The Board discussed adding an item to the next Homeowners Meeting to clarify that residents are responsible for keeping their property free of noxious weeds.

OTHER BUSINESS: The Board discussed the proposed Silver Spruce Academy development on County Road 501 and came out in opposition, based on it's non-compliance with current County Land Use Designations for the Florida Mesa.

Both the Metro Board and Homeowners Board sent letters of opposition to the County Planning Department.

The next Metro Board Meeting was rescheduled to Wednesday, August 11th at 6pm, at Steve Swisher's house, based on the anticipated lack of a quorum on the originally scheduled date.

The meeting was adjourned at 7:30.

Jim Belcher,

Secretary