

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on September 14, 2021, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President
Eric Sibelius – Vice President
Wendy Ludgewait – Secretary
Pete Dietrich - Treasurer

Also present was Marsha Moreland, Administrator. The meeting was called to order at 6:00 pm.

MINUTES:

The minutes of July 13, 2021, regular meeting was approved.

ADMINISTRATION:

- a) Accounts Receivable - \$ 2650 (HOA Dues outstanding totaled \$1060; Ditch Fees outstanding are \$1325)
- b) Accounts Payable - \$2088.50 – (checks to Sibelius last month and Schmidt) Payables were approved.

OLD BUSINESS:

a) Weed/Brush Management in the irrigation ditches will be done with an excavator. The HOA will be pulling out the Russian Olives which are restricting water flow and using up the irrigation water. The Cattails will be done in the spring before the water comes in. Jeff Wester and Longwell's ditches are particularly bad with willows. The HOA will be spraying the ditches as well to control the willows and weeds. The cleaning will be paid for out of the 'reserve' account.

b) Yard Sale – October 8th and 9th. Marsha will send out notices every week, on Monday, until the sale weekend. Notice should ask residents to 'sign up' so their address can be in the notice and signs. Participants are responsible to put up a sign at their driveways.

NEW BUSINESS:

- a. New Owners:
- b. **For Sale:**
 - a) Peterson – 111 Valley Place
 - b) Camack - 1040 Ranchos Florida
- c. Silver Spruce Academy proposed project for at 743 CR 510 – The project may not have enough funds to proceed.
- d. Pond Vandalism – someone damaged a picnic table and put it up on one of the canopies. Signs have been stolen or torn down. Rex will put them back up.
- e. Doug Nie's driveway culvert – does not need a culvert as there are no drainage concerns.
- f. Judy Mora inquired if an additional home can be put on a lot The answer is **NO**.

The meeting was adjourned at 6:8 PM.

Wendy Ludgewait, Secretary