

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on October 12, 2021, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President
Eric Sibelius – Vice President
Pete Dietrich – Treasurer
Paul Valdez

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

MINUTES:

The minutes of September 14, 2021, regular meeting was approved.

ADMINISTRATION:

- a) Accounts Receivable - \$ 1180 (HOA Dues outstanding totaled \$600; Ditch Fees outstanding are \$580)
- b) Accounts Payable - \$7,041.25 – (checks to Sonny Hale & Necchi Construction) Payables were approved.
- c) Budget - All legal expense needs to be in the Ditch section. For 2022 Marsha is to use the same numbers as 2021.

OLD BUSINESS:

a) Yard Sale –Was October 8th and 9th. There was a good turnout, about 12 homeowners participated. It was agreed to have a spring yard sale in May next year in addition to the fall one.

NEW BUSINESS:

- a. New Owners: 111 Valley Place – Alan & Judith Liby
- b. **For Sale:**
 - a) Jones – 59 Ute Place
 - b) Camack - 1040 Ranchos Florida
 - c) Jackson – 171 Oxford Place
 - d) Ebert – 691 Sundance Circle

IRRIGATION:

- a. Necchi Construction did an excellent job cleaning the irrigation ditch.
- b. Discussion on Kane's response to Wester and Longwell on their concerns about accessing the ditch for maintenance.
- c. Letters should go out to those on the irrigation ditch in areas of needed cleaning. Lateral 'B' ditch needs cleaning. Involves 9 homeowners (Bell, Doane, Ludgewart, Clance, Stone, Julianna, Peacock, D'Aleo-Busby and Nie) sharing the expense. Notice for when cleaning will be done. Maddix wants to be notified before his property is accessed for cleaning any ditch.
- d. Rex reminded Eric & Wendy that the 'Narrative of what cleaning and where it will be done' by the HOA should go to PDC before March 1st.

The meeting was adjourned at 6:55 PM.

Wendy Ludgewart, Secretary