

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on February 8, 2022, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President
Eric Sibelius – Vice President
Wendy Ludgewart – Secretary
Paul Valdez – Director
Marsha Moreland, Administrator

MINUTES:

The minutes of November 9, 2021, - Regular meeting were approved. December meeting was waived and the January 11'22 meeting was cancelled.

ADMINISTRATION:

1. Accounts Receivable - \$170 (Dues = \$ 120; Ditch Fees = \$50)
2. Accounts Payable - \$266.50 (SW Water & Property Law PAID)
3. Budget 2021 Final and Draft Budget 2022 – The budgets were reviewed. It was agreed that Marsha will work on the expense numbers and sheet calculations and then email to the Board the 2022 Budget.
4. Board to appoint 2 Directors – Those interested were: Eric Sibelius, Tom Hamilton and Marci Lepique. Rex will speak with Tom and Marci to see if they are still interested. In March the New Board members will be appointed if an election is not needed.

OLD BUSINESS:

1. The building permit has been signed for Doug Nie to start construction on his lot in a couple of months. Marsha will send out the site plan to Rex and BOD to be sure setbacks are met.
2. Agreement with the Metro District on the reimbursement of the common area expenses by the HOA has been cancelled. The contribution for the HOA to the Metro for 2022 is '0'.

NEW BUSINESS:

1. For Sale:
Kohen – 250 Pioneer Circle
2. New Owners:
Tober – 960 Sundance Circle
Martin – 129 Brice Place
3. Pioneer Ditch Annual Meeting Items:
Eric Sibelius will get with Jeff Kane on the questions of allowing members of the HOA to speak at the ditch annual meeting.
4. The meeting for March will be changed to March 10th. @ 6:00 pm, 280 Sundance Circle.

OLD BUSINESS:

1. Maintenance of Lateral 'B' – Marsha will send out a letter about the cost of \$100 to those on Lateral 'B' to clean that section of their ditch sometime in May. They will be billed after the work is done.
2. **RULE #33** – Jeff and Eric to work on drafting language.
3. **Wester Response:** Jeff Kane will work with Eric on his response re: 'access to gate' on Wester's property and Wester 'keeping his animals out of the ditch.'

There being no further business the meeting adjourned at 7:30 pm.
Wendy Ludgewart, Secretary