

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

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on November 9, 2021, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President
Eric Sibelius – Vice President
Wendy Ludgewart - Secretary
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 October 12, 2021, regular meeting was approved.

ADMINISTRATION:

- a) Accounts Receivable - \$ 435 (HOA Dues outstanding totaled \$120; Ditch Fees outstanding are \$ 315)
- b) Accounts Payable - \$931 – (checks to Jeff Kane) Payables were approved.
- c) Budget -All legal expense needs to be in the Ditch budget. A discussion followed on whether to increase fees or discontinue the 'contribution' to the Metro District for the common area maintenance. A motion was made and passed to discontinue the contribution to the Metro District so that the HOA will not have to increase ditch fees in 2022.
- d) Those present agreed that a December meeting is not needed. Marsha will arrange for the Annual Meeting at the Oxford Grange, February 8, 6:00 PM with a potluck dinner at 5:30 PM before the meeting.

OLD BUSINESS:

NEW BUSINESS:

- a) New Owners:
 1. Gerber – 171 Oxford Place
 2. Selph – 59 Ute Place
 3. Gallup – 1040 Ranchos Florida Drive
- b) **For Sale:**
 1. Ebert – 691 Sundance Circle
 2. Onions – 960 Sundance Circle
- c) **Annual Meeting Discussion Items:**

Agenda:

- President's report
- Vice Presidents report on Irrigation: R&R regarding HOA's ditch access for maintenance, spraying for weeds and cutting out Russian Olives. RULE #33.
- Yard Sale
- Wester's update on fiber optic in subdivision.
- Treasurer's report
- Weed control on private lots
- Metro District's report: Weed abatement in ROW & common areas and the Conservation Rate imposed for the dry summer.

d) **Irrigation:**

1. Send out letters to Lateral 'B' users on ditch cleaning before the end of year. Send out a letter stating costs to users of Lateral 'B' (9 Users: Bell, Doane, Ludgewart, Clance, Stone, Julianna, Peacock, D'Aleo/Busby and Nie)
2. Jeff Kane to do Rules & Regulations for ditch cleaning, RULE #33 needs to be adopted and then talked about at the Annual Meeting.
3. Letters to go out to those who took care of their weeds, Thank Yuu and that it should be

done again in the spring. Letter to go out before the end of year giving ample notice.

- a) Wester – Pete Dietrich stated the Wester's is concerned that someone could sue him who is cleaning the ditch if they got hurt on site. Jeff Kane will respond to Wester's concern in writing about the fact that Wester will not be liable for injury during ditch cleaning or weed spraying.

The meeting was adjourned at 7:00 PM.

Wendy Ludgewart, Secretary