

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

Regular Meeting – 755 E. 2nd. Avenue, Ste. OC

November 3, 2021

Board members in attendance:

Steve Swisher - President
Robin Boucher – Vice President
David Shipps – Treasurer
Jim Belcher – Secretary
Ken Charles - Director

Also present was Tom Riley & Ryan Bonomini – Water System operators; Rex Emenegger, HOA President and Road Maintenance employee and Marsha Moreland – Administrator.

The meeting was called to order at 6pm.

AGENDA: A motion was passed approving the agenda for this meeting.

MINUTES: A motion was passed approving the minutes of the October 6, 2021.

WATER REPORT: Tom Riley

- a. Meters were read on the 25th of October. Water usage has dropped to 499,799 gallons sold with 602,092 produced. No leaks, no meters replaced and 6 taps over 10,000 gallons.
- b. The leak at the pump house should be completed by the end of the month.
- c. The LPEA breaker is in and completed. Tom will be meeting with Ed of LAPLAWD to exercise the service. He will inform the Board for those that want to be there. Phillips Electric is still working on the sensors.

ADMINISTRATION:

- a) Accounts Payable - A motion was passed to approve the submitted payables.
- b) Accounts Receivable – No accounts past due 60 days to report.
- c) Budget 2022 – Marsha will be sending out the Budget 2022, Budget Amendment for 2021 and a brief budget message to all the residents before the end of November. A budget notice will be in the Durango Herald Legal Notices one time only.

d) Marsha will speak with Clark, White & Associates about whether an audit needs to be done for this year and about paying the amount owed to the County on SOT tax in full by end of this year.

e) The Board agreed to do dust control twice when affordable. Roads on a rotation system. Increase the mag. Chloride expense to \$21,000 instead of \$13,000.

ROAD REPORT:

a. Rex reviewed his report sent to the Board prior to the meeting.

b. Rex reminded the Board that Steve was to send out a letter to the residents regarding road maintenance, weed spraying/chemicals, prairie dog control and the treatment of the district employees by the residents.

COMMON AREA:

Those present discussed at length the 'bladed' 8' path around the pond. It was not approved by the Board to do the work and needs to be remedied. In the future the Board will have a policy that the 'natural' setting is to be maintained wherever work is being done in the subdivision's common areas. Rex is to reduce the path to 4' and contour the path with fill and rocks.

A motion was made and passed that before **any** landscaping improvements are done an 'approval process' needs to be implemented by the Board. Improvements need to show costs, plans, descriptive narrative, etc. for all common areas of the subdivision.

Jim will collaborate with Rex on contouring the path and improving upon it in the Spring.

ADJOURNED at 7:45 PM

_____ Jim Belcher, Secretary