

---

*El Rancho Florida Homeowners Association*

---

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on March 15, 2022, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President  
Wendy Ludgewart – Secretary  
Tom Hamilton - Director

**MINUTES:**

The minutes of February 8, 2022 regular meeting were approved.  
Agenda for March 15, 2022 meeting was approved.

**ADMINISTRATIVE:**

1. Accounts Receivable - \$170.00 (Outstanding = \$ 120 in Dues; Ditch Fees - \$ 50)  
Annual Dues Billings were sent out for \$120 each.
2. Payables approved \$1657.63 Philadelphia Insurance SW Law \$ 260.63
3. 2022 Budget Approval – Budget was approved. Homeowners fees will remain the same.
4. Board appointed Eric Sibelius and Tom Hamilton to fill board positions

**OLD BUSINESS:**

1. The board approved Doug Nie's site plan for 173 Riverfront Road
2. Yard Sale will be June 10-11<sup>th</sup>. Marsha will add this information to the Metro bills and Wendy will post on the Association Facebook page.

**NEW BUSINESS:**

1. Request for Garage buildout at 634 Cassidy Drive – Request was tabled, as the owner has not made an official request.

**IRRIGATION**

1. Ditch cleaning - Lateral 'B' – Eric will contact Tom Necchi to schedule. Once we know the date, we will send out letters to the Lateral B water users to notify them of the work and to charge a \$100 cleaning fee.
2. Letter to Wester – Need to draft another letter to Wester re: his failure to provide access.
3. RULE #33 re: Ditch cleaning – It was agreed that we should have Jeff Kane help draft a rule setting forth the HOA's obligations concerning maintaining and operating the ditch, members duties and an enforcement policy. Eric will contact Jeff and Rex will review.
4. Kane's letter to Pioneer Ditch on Scheduled Maintenance for 2022 was sent on February 28, 2022. In response, we received a Notice of Default and Request for Information on March 4<sup>th</sup>. Wendy will draft a response and send to Jeff Kane and all board members for review.
5. Pioneer Ditch Annual Meeting – As of today, we have not received notification of the PDC annual meeting. Board voted to have Rex Emenegger represent the interests of the ERFHOA at the meeting when it takes place.

ADJOURN @ 7:30 PM

---

Wendy Ludgewart  
Secretary ERFHOA