

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION  
REGULAR MEETING – APRIL 12, 2022**

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on April 12, 2022, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger - President  
Eric Sibelius – Vice President  
Wendy Ludgewart – Secretary  
Tom Hamilton – Director

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

**MINUTES:**

A motion was made and passed approving the minutes for March 15, 2022, regular meeting.

**ADMINISTRATIVE:**

1. Accounts Receivable - \$8,160 (Outstanding in dues = \$8,160; Ditch = \$ not billed yet)
2. Accounts Payable - \$1,036 (SW Law \$686; Clark, White & Associates \$350)
3. Irrigation Billings – Send out as so as possible for \$265 (same as last year)
4. May meeting will be May 6<sup>th</sup>, Friday, 6:00 pm at Rex's.

**OLD BUSINESS:**

- a) Yard Sale – Friday, June 10<sup>th</sup> and Saturday, June 11<sup>th</sup> and possibly Sunday, June 12<sup>th</sup>.
- b) Complaint re: Accumulation of junk at 710 Ranchos Florida Drive, Holmes.

**NEW BUSINESS:**

- a) New Owners: None
- b) For Sale:
  - i. Koehn – 250 Pioneer Circle
  - ii. Wirth – 700 Pioneer Circle
  - iii. Longwell – 351 Pioneer Circle
  - iv. Peacock – 62 Riverfront Road.
- c) ADU Discussion – ‘Additional Dwelling Units’ for the Metro District is an issue of infrastructure regarding the water system. It depends on what is allowed with the well permits upon their original issue.
- d) 634 Cassidy Drive – Erickson – The HOA Board does not approve of ADUs in the El Rancho Florida Subdivision. All lots are single family residential lots.

**IRRIGATION:**

- a) Jeff Kane, HOA Attorney:
  - i. Wester - 160 Brice Place – Any lot owner(s) who impedes or interferes with access to or along the Pioneer Ditch ROW by the HOA Irrigation Manager and/or Contractors will be liable to the HOA for all resulting costs, including Attorney fees. The HOA will have their policy list contractors for the HOA and the PDC listed as ‘additional insureds’ on the Liability policy.
  - ii. Draft of **RULE #32** - A motion was made and approved adopting **Rule #32** into the HOA's **RULES AND REGULATIONS**.

**RULE #32: PIONEER DITCH ACCESS AND MAINTENANCE:**

**For the purpose of the HOA's and Pioneer Ditch Company's duties to inspect, maintain, and deliver water through the Pioneer Ditch, each lot owner shall not impede or interfere with access to and along the Pioneer Ditch right-of-way by the HOA Irrigation Manager and the HOA's contractors, officials authorized by the Pioneer Ditch Company, and customary equipment required for same. Any lot owner who impedes or interferes with such access shall be liable to the HOA for all resulting costs from such impediment or interference, including reasonable attorney fees, for the HOA to restore access and meet its obligations to administer, maintain, and deliver water through the Pioneer Ditch.**

iii. Request for PDC's Board minutes for 2021 and 2022. A request has been made to PDC for a copy of the meeting minutes from 2021 and 2022 for the HOA Board.

iv. Default Status on Maintenance Agreement with PDC. Jeff Kane is responding to the 'erroneous' claims of default of the Maintenance Agreement w/PDC.

b) Pioneer Ditch Company Annual meeting report – Marsha asked WHO the new Board members are with PDC. Wendy reported that they are the same as last year. Dewey Baird is their ditch walker.

c) A motion was made and approved to appoint Eric Sibelius as the HOA's Ditch Walker/Irrigation Manager. His duties include:

**The duties of the Irrigation Manager shall include but not limited to:**

- **Distributing the irrigation water among the various water users of the subdivision according to their representative interests and priorities,**
- **Monitoring the use of said water in accordance with the same schedules,**
- **Walking the ditch (both main and laterals) to inspect and insure their proper use and effect any necessary repairs and maintenance to the same,**
- **Shall manage a rotating schedule of water use during the "project water" period to insure the delivery of said water over the entire irrigation season.**
- **Shall coordinate the control of the head gates with the Pioneer Ditch Company ditch walker.**
- **Shall monitor, enforce and effect any remedies for the illegal use of said water,**
- **Shall attend and report at the monthly meeting of the Board of Directors for May, June, July and August, 2022,**
- **And shall report regularly any news regarding the operation of the ditch, its laterals and the status of the water, so that it can be reported to the membership.**

**The repair & maintenance of the Pioneer Ditch is the responsibility of the Pioneer Ditch Company.**

**The maintenance and repair of the ditch laterals are the responsibility of each of the water users through which the laterals cross. The Irrigation Manager shall advise each individual property owner to effect any necessary repair and maintenance items to those laterals**

d) Lateral 'B' Cleaning – The cost of the cleaning will be \$150/ea. Lot on the lateral.

VI. Adjourned at 8:00 pm.

\_\_\_\_\_, Secretary  
Wendy Ludgewart