

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

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

Regular Meeting – April 6, 2022

Board members in attendance:

Steve Swisher - President
Robin Boucher – Vice President
David Shipps – Treasurer
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 6:00 pm.

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

MINUTES: The minutes for March 2, 2022, were approved with minor corrections.

WATER REPORT: Tom Riley

Ryan Bonomini gave an update on the meters and stated that two meters were replaced this past month: 1040 Ranchos Florida Rd and 537 Cassidy Drive. All the meters were read. The Water Loss Report showed that there was a 7% water loss over what was produced vs. sold for the month. There are a few meters that are still catching up from the estimations done during the winter. The meters should all be caught up with the reading done at the end of April.

Tom Riley reported that all the electrical components in the pump house are working fine again. He is still waiting for the check valves to com in for the upper pump house. The Board suggested that he speak with Robert Ludwig to see if there is another supplier to order them from that might get them in faster. The tap at 173 Riverfront Road (Nie) will be connected to the system in the next couple of months. The tap is already paid as part of the agreement between the First Interstate Bank of Denver and the district when the water system was turned over to the district in April of 1982, after becoming incorporated and forming a non-profit.

ADMINISTRATION:

- a. Accounts Payable were reviewed and approved for payment.
- b. Accounts Receivable – No one is 60 days past due.
- c. Director’s Oaths will be done at the May meeting.
- d. Audit Exemption was filed with the State. No problems. The Board had all received the DRAFT to approve.
- e. A ‘random pick’ audit is being done by the State on the payroll numbers for 2020. Should not be any problems. Marsha will give the auditor the thumb drive from the Payroll Dept., the Audit Report and a copy of the QuickBooks program as well for 2020.
- f. Rex Emenegger brought up a discussion on ‘ADUs’ (additional dwelling units) being ‘considered’ in the subdivision by the Board of Directors. Currently, the HOA does not approve ADUs being added to the properties in the El Rancho Florida Subdivision. All lots are ‘single

family' classifications. Does the Metro Board want to consider allowing ADUs? After a lengthy discussion, the Board decided to do some research on what the county considers an 'ADU' and if the water system can handle additional units on the lots. Ken Charles stated that he thought an additional tap would have to be purchased and separate entrances of dwellings required. Marsha commented that the subdivision was approved by the County Commissioners in 1983 for 134 lots, all single family classification based on what the water system would support.

Since the water system lines, treatment and filtration systems upgraded and additional water storage added, it is something that the board might consider. More information must be gathered before any approvals are granted for ADUs. It is a question of whether the district holds adequate water rights for adding ADUs. Steve will call Goff Engineering to discuss the 'capacity' allowed by the water system.

g. The district should consider filling out the 'eligibility plan' for improvements and the ability to get funding with DOLA. The board asked Tom Riley to fill out the plan and list the following projects for future funding:

- 75,000 gallon tank replacement
- New road grader
- Meter/service line replacement project

ROAD REPORT:

Those present discussed Rex's Road report that he sent out ahead of the meeting. Ben Baine with the County Weed Department was not available for this meeting to discuss 'options' on weed control in the district. Rex will invite Mr. Baine to the May meeting. Rex did get with Basin Co-op on what chemicals will do the best job eradicating weeds in the subdivision. There is nothing that is not controversial, however Basin Co-op recommended using 2-4-D plus Banvill, Rifle D, but it will not kill the grass in the roadway ditches. Does not use glysohates. District would just have to blade the bar ditches for grasses.

The Board approved using the Rifle D product along the roadways and blading the grass in the ditches.

Robin Boucher will contact Desert Mountain about the lignum sulfate and magnesium application for the roads and get on their schedule for May.

COMMON AREA:

The prairie dog infestation will be done as soon as possible. Hodiak is about 2 weeks out, so probably the middle of April.

There being no further business the meeting was adjourned at 7:45 PM.

Secretary