

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

Regular Meeting – 750 Pioneer Circle

Regular Meeting – July 6, 2022

Board members in attendance:

Steve Swisher - President
Robin Boucher – Vice President
David Shipps –Treasurer
Ken Charles

Also present were 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 June 1, 2022, were approved.

WATER REPORT:

The Consumer Confidence Reports were sent out to all the residents showing test results and that the water sampling was completed on time. No violations. Report was compliant. When the meters were read there were no indication of leaks. The plant is running well. Doug Nie is tapped in now and construction is happening. The costs to do the water tap exceeded the cost charged for the water tap by the district. After a brief discussion the following motion was made:

Motion: The Tap Fee will remain at \$10,000 with a meter installation fee of \$3,500 and will increase for inflation as needed. The motion was seconded and passed.

LAPLAWD: (LA PLATA ARCHULETA WATER DISTRICT)

The signed agreement from Ed Tolin will be emailed from Steve Swisher to Marsha for the files.

700 PIONEER CIRCLE: The sale of the lot fell thru when the HOA board would not give pre-approval for the huge structure they wanted to build prior to the actual sale of the property. The structure was more 'industrial' in appearance and size: 50' x 82' = 4260 sq. feet.

ADMINISTRATION:

- a) Accounts Payable were approved.
- b) Accounts Receivable – There were none.
- c) Additional Dwelling Units (ADU's) Discussion – The County regulations state that ADU's must have an additional/separate tap & line whether it is an attached unit or not. It cannot be in front of the main house and cannot be a wheel structure. ie: camper, mobile home, etc.

A motion was made, moved, and passed that without additional water & storage there

cannot be approval of ADU's and/or taps within the subdivision.

ROAD REPORT:

Rex reported that with the recent heavy rainfall the bar ditches and culverts filled up with silt. The worst one is Ranchos Florida Drive. To fix the areas it would cost around \$20,000 with \$10,000 being spent this year and with a lot of culvert cleaning in the fall. He also informed the Board that he is going to need another driver to help with the roads. Rex is exploring options for snow plowing and regular maintenance.

Weeds need to be addressed. There is a lot of Rabbit Brush, tumble weed, Fox Tails and grasses. They should be cut with a brush hog. There is also some tree trimming that needs to be done as well.

Marsha is to put a note on the billings about firewood down at the pond for anyone who wants to load it up and take it home.

There being no further business the meeting was adjourned a 7:30 pm.

_____, Secretary

