

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

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

Rex Emenegger - President
Eric Sibelius – Vice President
Wendy Ludgewait – Secretary
Paul Valdez – Treasurer
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 June 7, 2022, regular meeting.

ADMINISTRATIVE:

1. Accounts Receivable - \$10,719.45 (Outstanding in dues = \$3240; Ditch = \$7155 and Lateral 'B' \$324.45)
2. Accounts Payable – \$1420 (Sibelius and SW Water Law) Payables were approved.

OLD BUSINESS:

- a) Yard Sale – Postponed until October 7th and 8th (Saturday and Sunday).
- b) Insurance – ‘Additional insureds’ – for Pioneer Ditch to be ‘listed’ as additional insured specifically the insurance company charges \$150, otherwise they already fall into additional insured ‘blanket’ policy. If the PDC wants to be ‘listed’ specifically, then they have to pay the \$150.

NEW BUSINESS:

- a) New Owners:
 - i. Flamm – 970 Sundance Circle (was Coffey)
- b) For Sale:
 - i. Fontana - 290 Valley Place
 - ii. Brent – 70 Valley Place
- c) ADU Discussion – ‘Additional Dwelling Units’ the Metro District says ‘NO’
- d) 700 Pioneer Circle – Pre-ownership request – Rex to give report. The footprint of the ‘house’ was actually a ‘warehouse’ (52’W x 80’L and 21’ high) style building. The Board does not give approval to non-owners.
- e) 251 Pioneer Circle – Heather Hoeglin requesting approval for sewer service in a structure on the property to run a Veterinary business out of. In order to have sewer service there has to be an additional water tap. Metro District does not approve additional water taps over the 133 approved for the subdivision.

Metro District Business: The prairie dogs are running rampant again. The efforts to eradicate them worked for a while, but needs to be done again.

IRRIGATION:

- a) Jeff Kane, HOA Attorney:
 - i. Request to have a special joint meeting with the PDC Board was made but then had to be rescheduled due to conflicting schedules of PDC Board of Directors.

ii. Request for the minutes of PDC for 2021 and 2022 was made and the HOA did receive them.

iii. Default Status on Maintenance Agreement with PDC. Jeff Kane is responding to the 'erroneous' claims of default of the Maintenance Agreement w/PDC: Discussed Going to Small Claims Court; Go to Water Court for non-deliver of adjudicated water; Demand financial consideration for 2022 lack of water in annual 2023 assessments; Go to the Water Board; Change point of diversion; Demand cleaning of the PD before ERF HOA's headgate. Other options were discussed as well.

Adjourned at 8:30 pm.

_____, Secretary

Wendy Ludgewart