

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION
REGULAR MEETING – JUNE 7, 2022**

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on June 7, 2022, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger - President
Eric Sibelius – Vice President
Wendy Ludgewart – Secretary
Paul Valdez - Treasurer

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 April 6, 2022, regular meeting. The meeting in May was cancelled.

ADMINISTRATIVE:

1. Accounts Receivable - \$8,160 (Outstanding in dues = \$8,160; Ditch = \$ not billed yet)
2. Accounts Payable - None
3. Irrigation Billings – Sent out along with Lateral ‘B’ cleaning to lateral ‘B’ users around \$44/ea.

OLD BUSINESS:

- a) Yard Sale – Postponed until September
- b) Insurance – ‘Additional insureds’ – discussion adding to the policy. Marsha will check it out with Philadelphia Insurance.

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

IRRIGATION:

- a) Jeff Kane, HOA Attorney:
 - i. Request to have a special meeting with the PDC Board
 - ii. Request for minutes of PDC for 2021 and 2022
 - 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 Go to Small Claims Court; Go to Water Court for non-deliver of adjudicated water; Demand financial consideration for 2022 lack of water in annual assessments; Go to the Water Board; Change point of diversion; Demand cleaning of the PD before ERF HOA.

Adjourned at 7:30 pm.

_____, Secretary
Wendy Ludgewart