

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

Regular Meeting – 750 Pioneer Circle

Regular Meeting – September 7, 2022

Board members in attendance:

Steve Swisher - President
Robin Boucher – Vice President
David Shipps –Treasurer
Jim Belcher - Secretary

Also present were Tom Riley & Ryan Bonomini – Water System operators; Rex Emenegger, HOA President and Road Maintenance employee and Marsha Moreland – Administrator. Ken Charles had notified Steve Swisher he would not be available for this meeting. 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 July 6, 2022, were approved.

WATER REPORT:

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. (See attached Rate Resolution effective 090722.

The plant is running Great! Meters were read and show usage of 942,303 gallons sold.

ADMINISTRATION:

- a) Accounts Payable were approved.
- b) Accounts Receivable – There were none.
- c) Request by Heather Perkins at 251 Pioneer Circle – Heather wants to build an 'outbuilding with a toilet and sink. A separate structure would require an additional water tap. The Metro District will not allow additional water taps.

A motion was made, moved, and passed that without additional water & storage there **cannot** be approval of an 'outbuilding' with water service for Heather Perkins.

- d) Budget 2023 – A motion was made and passed for Marsha Moreland to be the Budget Officer for 2023. There followed a brief discussion on the 2023 Budget items. Marsha asked for information from Tom, Ryan, and Rex prior to the next meeting.

ROAD REPORT:

Rex reported erosion repairs for the bar ditches and culvert cleaning will need to be done. The worst ones are Ranchos Florida Drive, Sundance Circle and Cassidy Drive. He reported that all hydro-vac companies have moved out of the area/state. There is a company from Ohio that could do 2 days at \$260/hr. using water from the pond for 20 hours at \$5200. Prep and

hydrovac is going to run about \$8760 just for the culverts. Erosion can be worked with driveway mix and concrete mix from Leeder Construction for \$8,000 in erosion control. Total cost would be \$17000.

Motion: The board gives approval for Rex to go ahead with erosion control and cleaning culverts up to \$17,000.

Other items that need addressing are:

- 1) Tree trimming on Ranchos Florida Drive at the entrance. Tree branches are hanging low over the roadway.
- 2) Weeds need to be mowed in the ROWs.
- 3) Grass at the pone needs to be removed. The Board agreed to have mulch or gravel put down instead. Less maintenance.
- 4) Prairie dogs are bad again.
- 5) Aerator fins break easily at the pond. It costs roughly \$200 plus a manifold annually. Board agreed Marsha is to budget \$2,000.
- 6) Marsha is to mail out letter re: snow removal policy to all residents.

Snow Removal Policy – The District will start plowing snow at 4” or when the operator feels it is prudent to plow from the entrance at CR 510 thru El Ranchos Florida Drive first, then the other roads to follow on priority basis.

Rex also passed out keys to all the board members, Tom, Ryan, and Marsha for the gate lock at the pond. Marsha will put hers in the file for the gate lock.

NEW BUSINESS:

Don Bricker is requesting an ‘easement’ thru 380 Ranchos Florida Drive along the far west edge of the property to access his property south of the subdivision. More details need to be received before the board can consider an easement. Steve will speak with Mr. Bricker.

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

_____, Secretary

