

EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION, INC.
Regular Meeting – December 13, 2022

A regular meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on December 13, 2022, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

Rex Emenegger – President
Eric Sibelius – Vice President
Wendy Ludgewart - Secretary

MINUTES:

The minutes of November 15, 2022 were not ready for approval.

OLD BUSINESS:

Irrigation

1. Rex reported on his conversation with attorney, Jeff Kane re: our ongoing issues with the PDC.
2. Eric reported that Jessica notified him via phone on 11/23 at 8:30 am that PDC members were going to walk the upper ditch at 10:00 that day. Eric was unable to attend due to insufficient notice and has not heard anything further. Jeff suggested we call Charlie McCoy to determine whether the PDC engaged him to do an audit of the ditch. Rex will ask Tom to call Charlie.
3. We have not received any additional PDC board minutes since March 29, 2022. It is unusual that the PDC has not held any board meetings since then. Jeff will draft a follow-up request letter.
4. There was further discussion about pursuing legal action and whether we should file before the 2023 irrigation season, but no decisions were made.

Homeowner complaint follow up

1. Sent a letter to Holmes (710 Ranchos Florida Drive) via mail and email re: complaint received from Tabor (960 Sundance Circle) about the accumulation of junk/clutter on the Holme's property. The board requested that the Holmes mitigate the accumulation.
2. Need to draft language around a nuisance regulations regarding clutter/junk. Rex will confer with Tracy Cross, attorney.

Other

1. Rex drafted and sent a letter to Wells Group Realty regarding the Juliana property stating that the Covenants (section C-1) only allow single family residence and do not allow for nonrelated multiple renters.

NEW BUSINESS:

Short-term rentals

2. We had a relator contact the board about allowing short term (i.e. Air BNB) rentals. It was decided that Rex will talk to Tracy about what we can and cannot do.

Manufactured homes

1. For the purposes of the association, we will treat "manufactured" home as being the same as a "modular" home. A rule will be drafted regarding the same.

Bricker easement

1. Bricker wants to put in a driveway across his southern property easement because his son wants to build a house. The request was rejected based on precedent.

Snow removal

2. Ashburn Construction may be our backup for snow removal this year.

Meeting notes deadlines

3. The first draft of all meeting minutes will be distributed no later than the first Friday after each meeting.
4. Meeting packets for all meetings should be sent out no later than the Friday before the scheduled next meeting.

Annual meeting

1. Need to start getting our shit together for the annual meeting. No direct action taken. Deferred to next board meeting.

There being no further business, the meeting adjourned at 7:30 pm.

, Secretary