

# EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

## Regular Meeting – 750 Pioneer Circle

Regular Meeting – November 16, 2022

Board members in attendance:

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

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 October 5, 2022, were approved.

### **WATER REPORT:**

Tom Riley, Operator in Charge, stated the pumps re pumping at 15 gpm, showing 17,000 gal/day usage. A gasket curled and didn't seal properly causing water to build up in the pump house and started to 'gush out' of the pump house door. The alarm that Tom got stated 'flood' at the pump house. Upon responding, he found 6" of water in the pump house. The chlorine analyzer was leaking. That is when he checked it at 4:30pm.

The cost for a chlorine analyzer is approximately \$6,000. Marsha will need to add that in the budget for 2023. The analyzer has probably been leaking for a couple of weeks for the water to be 6" deep.

Steve thanked Tom and Ryan for their good work and stated that they do not need to attend the Budget Hearing or next month's meeting.

### **ADMINISTRATION:**

- a) Accounts Payable were approved.
- b) Accounts Receivable – There were none.
- c) The Budget Hearing will be on Dec. 7<sup>th</sup> before the regular meeting. It will be held at the district's business office, 755 E. 2<sup>nd</sup>. Ave., Ste. OD.
- d) A brief discussion took place by the Board on allowing 'additional' structures on lots. The metro board does not have a problem with it as long as there is NO water service to those structures.
- e) There was a brief discussion on whether the district would allow 'short term' rentals. While Steve, Robin and Ken were not opposed to it, David Shipps and Jim both stated they were not in favor of the request.
- f) Budget 2023 – A discussion followed on revisions to the 2023 DRAFT budget. Marsha will incorporate those revisions before the November meeting and look at the percentages of the \$95/mo. fee for water & road maintenance.

g) It was agreed that all 'frost free' hydrants should have Back Flow Preventors installed on them to prevent dirt, fertilizer, etc. from backflowing into the service line to the house.

g) Don Bricker's request for driveway access approval through district roads was discussed at length. There were concerns regarding impacts to the district roads, bridge and subdivision well and infiltration gallery with heavy truck traffic during construction and possibly afterwards. Marsha suggested charging an impact fee to help contribute to maintenance of the roads on a monthly basis.

It was agreed that Steve and Jim would have a meeting with Bud Smith, Attorney, to discuss options for consideration by the Board on Bricker's request.

**ROAD REPORT:**

Rex reviewed his report with those present. He feels he does have 'backup' for snow removal this season. No need to advertise in the Durango Herald.

It was agreed that Marsha would send out a letter to Crickett Holmes regarding 9R pickup and delivery of students within the subdivision. It will be approved by the board prior to emailing out. He also would like one email to all the residents on the district's snow removal policy stated below.

***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 through El Ranchos Florida Drive first, then the other roads to follow on priority basis.*

There being no further business the meeting was adjourned at 7:45 pm

\_\_\_\_\_ Secretary

