

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

Regular Meeting – 750 Pioneer Circle

Regular Meeting – October 5, 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 September 7, 2022, were approved with noted revisions.

WATER REPORT:

Usage is dropping down now. 5% water loss in September. Tom suggested that the district needs to replace the chlorine analyzer as it keeps cutting out. Cost would be around \$3,000. The board agreed to include it in 2023 Budget.

Dave Shipps meter is leaking before the curb stop. Tom & Ryan will replace it. The Board & Tom discussed installing an 8' fence around the pump house with double gate entrance in the Spring. Tom will also check on fence gate at the infiltration gallery as it looked as though it was unlocked.

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. Lengthy discussion followed on ADU's.

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 office.

- d) 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.
- e) New signature cards are required at the bank. A motion was made and passed to remove Jack Wasserbach and Gary Skiba as signers on the accounts. Added signers will be Steve Swisher – President, Robert "Robin" Boucher- Vice President,

David Shipps – Treasurer, and Jim Belcher – Secretary.

- f) **FAMLI Program** - The program was discussed with the employees and it was agreed the at this time it is not something the district needs to implement. The district approves the Resolution to 'Opt Out' of the FAMLI Program but may consider it in the future. Marsha will send out an email for the employees to sign stating they wish to opt out at this time. The statement will be returned to the business office for Marsha to file.

ROAD REPORT:

- The road report was reviewed by the Board prior to the meeting. 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. The total cost would be \$17000. He may get a cheaper price before the next meeting. Some of the work can wait until spring and be included in the 2023 Budget. The Board had approved \$17,000 for culvert cleaning and repairs, but if it can be done cheaper than that would be great!
- It was agreed the Rex will brush hog the shoulders of the roads, common areas, culverts & ditches for an amount not to exceed \$1500.
- Lloyd Lamkin reported that there was damage to the shoulder of 970 Sundance Circle when a large delivery truck got stuck trying to enter the driveway for delivery. Rex will look at it.

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.

NEW BUSINESS:

Don Bricker is requesting an 'easement' through 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 and the board will decide on the easement at the November meeting.

There being no further business the meeting was adjourned at 7:37 pm.

_____, Secretary

