

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION
REGULAR MEETING – JANUARY 10, 2023**

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on January 10, 2023, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

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

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 November 15, and December 13, 2022, regular meetings.

ADMINISTRATIVE:

1. Accounts Receivable were reviewed with the Board. Total A/R \$99.07 (Late Fees).f
2. Accounts Payable – Totaled \$1,043.75 (Jeff Kane and Tracy Cross)
3. Budget 2022-2023 Discussion: The budget revisions from the November meeting were added. It was agreed that there should be \$500 in the HOA **legal** section of the Budget for 2023. The line item for legal in the irrigation budget will be \$ 7,500.

OLD BUSINESS:

- a) Holme's Compliance Letter – No response received and no action taken by Holmes.
- b) Short Term Rentals –Tracy Cross, attorney advised that 'short term rentals are a 'commercial' activity when it comes to use of lots. Allowing short term rentals will be an agenda item at the annual meeting.
- c) Tracy Cross advised that specific requests for the placement of 'manufactured homes' be handled as a variance-
- d) Covenants/Use of Lots - A rule regarding that "owners shall not use their property for storage of business related vehicles, equipment or machinery that would create an eyesore for the community"-will be drafted for adoption.by the board. The revised covenants filed in 2015 mistakenly omitted this regulation from section C2.
- e) Bricker Easement for access to his private property through his lot at 480 Ranchos Florida--Tract Cross advised that a variance from the HOA would be needed as such a proposed access road crosses the dedicated property line easement and creates a precedent for future similar requests.. The HOA board has not received such a request from the Brickers and preliminarily denies such requests..

NEW BUSINESS:

- a) New Owners:
 1. Wheeler Trust – 700 Pioneer Circle
- b) For Sale:
 1. Hamelmann – 601 Pioneer Circle
 2. Juliana – 60 Pioneer Circle
- c) 926 Sundance Circle – Lamkin requesting approval for a 12x20 canvas type garage to use as a horse shelter on his lot. Board approval was given.
- d) Buildings including Sheds: County requires a permit on anything over 200 sq. feet.
- e) Annual meeting Agenda items:
 - Date: February 21st with potluck at 5:30 PM.
 - Short term Vacation Rentals (VRBO)

• Election of 2 Board Members (**The Board acting as the nominating committee nominates Wendy and Rex to serve terms expiring February 2026**)

- Annual picnic?
- Spring Yard sale?
- Irrigation meeting w/Users will be held after the Annual meeting.

Marsha will call the Grange to reserve the room and she will do up the meeting packet and email to the Board to review prior to sending it out to the membership.

IRRIGATION:

1. Jeff Kane is to form a 'Plan of Action' for the Board of Directors on actions to be taken with Pioneer Ditch Company.

The meeting was adjourned at 7:45 pm.

Secretary