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*El RANCHO FLORIDA HOMEOWNERS ASSOCIATION*

*Annual Meeting February 21, 2023*

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- I. A quorum was reached with 25 homeowners present in person and by proxy (2). The meeting was called to order by Board president at 6:04
- II. Eric Sibelius moved and Lloyd Lampkin seconded approval of the Annual Meeting Minutes from February 11, 2020.
- III. President's Report:
  - a. A quick reminder that the HOA board meets the second Tuesday of every month. Homeowners are welcome to attend. We spend at least ½ of our time on irrigation because the HOA owns the stock in the PDC
  - b. You can access our **website** <https://elranchoflorida.org> for general information.
  - c. This year we don't have any delinquencies on dues and assessments.
  - d. Rex presented a map of the subdivision and an example of county approved street signs that can be purchased for \$15 at the City Building department. These signs make it a lot easier for emergency services to find your property.
  - e. There are only 3 vacant lots left; 700 Pioneer Circle is currently being develop. Last year 12 lots sold in the subdivision
  - f. We protested and were successful at defeating the Salt Creek RV Park.
  - g. We protested Silver Spruce Academy proposal because of land use issues. Silver Spruce was approved by the County and that project is moving forward.
  - h. We had 2 garage sales last year. The spring sale was good but the fall one didn't do well. After some discussion, it was decided to have 1 **garage sale** in the spring this year.
  - i. The Board wrote letters to area realtors reminding them that all home are R-1 (one family) approved only.
  - j. After some discussion it was decided to do a homeowners **picnic** at the pond this summer. Amy Barrile volunteered to help party plan.
  - k. **Short-term vacation rentals** are not disallowed in the subdivision. Some realtors have been asking. We currently don't have anyone doing it. We can create a rule if the homeowners want to address it. The issue tabled.
  - l. **Prairie dogs** continue to be a problem in the area. Homeowners are supposed to take care of their own property. Last year Metro did some eradication because the critters were impacting the roadway. We've been using carbon monoxide. Flostoxin is no longer available without a license.
  - m. There was a suggestion about **community cleanup** and bringing dumpsters in. Suggestions included; (1) checking out companies who will pick it up to see if it's economically feasible; (2) getting together a neighborhood collection with nominal fee for the transport. This would involve sending out an email to contact the HOA if you don't have the means to dump your own stuff so that we can arrange haulage.
  - n. **Board vacancies:** In addition to Rex Emeneger and Wendy Ludgewart, nominations from the floor included: Sarah Tober; Amy Bell; Amy Barrile. There was discussion from the floor about allowing all homeowners to receive ballots and add other nominees. An email election will be held. The ballot will add write in candidates. Rex and Wendy will remain in office until the April Board meeting when the new directors take office.

### IIIA: Ditch rider report

- a. Last year's irrigation season was horrible. We got 1/3 of what we were supposed to get. We spent \$4000 in legal fees (the year before it was \$5000)
- b. The Pioneer Ditch annual meeting is March 7<sup>th</sup>.
- c. Irrigation allotment for HOA will stay at \$265 this year.

### IV. Budget approved

- a. **HOA fees** will remain at \$120 this year.

### V. Homeowner Open forum

### VI. Metro Report

- a. This winter snow removal was challenging. The grader broke down a couple of times, but Rex and Donna were troopers and kept things running as well as possible, given the circumstances.
- b. There was a suggestion to purchase a snowplow truck. Metro is budgeting long term for "new" (i.e. used but in good running condition) equipment. The Board is discussing funding the expenditure over a number of years and possibly taking out loans or having a special assessment.
- c. There was a suggestion for contracting snow and road service out. If we do so, rates will go up significantly to between \$125-\$175/hour with the added issue that service would be delayed because the contractor isn't onsite. A typical storm takes approximately 16 hours to plow.
- d. Due to increasing costs, Metro rates will be raised within the next couple of years.
- e. Money has been added to the road maintenance budget. Metro will again mag chloride the main road and one of the side roads, either Pioneer Circle or Sundance Circle.
- f. Weed control. Colorado has a noxious weed policy. Please take care of your weeds on your own. You'll need to dig or spray them. Mowing doesn't work. If the violation gets bad, the County will step in.
- g. There was a suggestion that Metro/HOA put out an education pamphlet to send to the whole HOA regarding weed eradication. There was discomfort from homeowners about not being adequately warned over the past few years. Metro should send out a notification a week prior to spraying. Metro spot sprays if the weed problem isn't bad but they do broadcast if the problem is out of hand. Homeowners have a right to contact the Metro and opt out of spraying, HOWEVER, any homeowner who opts out must take care of their own weeds. If you don't follow through, Metro has the right and responsibility to spray. It was mentioned that the County weed manager provides classes.
- h. It was suggested that we change the code to the pond this year for bacteria.
- i. It was suggested that the pond water to be tested the year.
- j. We now have another water source for the subdivision (for emergencies). We've tied in with the La Plata - Archuleta Water District line. We have an opportunity to do longer-term arrangements if needed.
- k. There was discussion about succession planning for Rex as the Metro maintenance employee. An additional maintenance employee is needed. No specific suggestions were made.

Meeting adjourned 7:45 p.m.