

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

Budget Hearing and Regular Meeting – 750 Pioneer Circle

March 10, 2023

Board members in attendance:

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

Also present were Rex Emenegger, HOA President and Road Maintenance employee; Sara Walsh – newly elected Board Member for May 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 February 15, 2023, were approved.

WATER REPORT:

Tom Riley and Ryan Bonomini were excused from attending the meeting so their report to the Board was a written report sent prior to the meeting. Use as of February 28th was 397,230 gallons. The meters were estimated so the water loss report is a little off. Meters will be read at the end of March again. Water loss should level off again. The system produced 535,260 gallons of water.

Steve Swisher, President welcomed Sara Walsh and did a quick run thru of how the water system works and the functions of the Board.

ADMINISTRATION:

- a) Accounts Payable were approved.
- b) Accounts Receivable – There were none.
- c) The 2022 Audit Exemption is in process and will be filed by March 31st.
- e) The election was cancelled due to no more individuals running that there were vacancies available on the board. Sara Walsh was elected to serve on the board effective with the May meeting.

ROAD REPORT:

Rex reviewed his report. He stated the light on the bridge is fixed and that it was a bad valve stem. He has been doing a lot of plowing this winter and going thru the fuel. It takes about 5 hours to plow the subdivision one time thru.

Road repairs are going to be costly this year. There will need to be more gravel put down in areas and some road base as well in specific soft spots. Looks like screened larger material running about \$6,000 to \$8,000 for 'spot' gravel.

After a lengthy discussion it was agreed that Robin and Rex will get with Doyle Villers to ask for an assessment of the subdivision roads conditions and recommendation of what needs to be done to bring them up to a reasonable standard. The roads needing work are specifically

Sundance Circle in Dave Shipp's area, roughly \$5,000 in gravel. It was discussed that crowns need to be created on the roads. The road going into the pond area and to the pump house needs some bigger material in place as it is extremely muddy. Rex suggested about 3" then ¾" on top of that for about \$5,000, roughly 10 loads of material. The homeowners themselves need to work on their driveways. Oxford Place needs about 20 loads of material. May take most of the road reserve to bring roads up to speed. Marsha suggest re-allocating the \$45/mo. to the road reserve in order to build it back up after the repairs. Robin Boucher will be contacting Doyle Villers ASAP in order to get a plan in place and notify the residents of upcoming work on the roads.

With extensive road work being done this summer, fees may need to be increased to help replenish the reserve and keep up with maintenance by about \$20/lot.. Fees have not been increased since roughly 2015. The monthly amounts have be reallocated to accommodate expenses to the water fund and general fund.

Teri Belcher's letter addressing the amount of material that is put into the culvert when the snow plowing is done. The neighbor's driveway culvert is plugged. There is no where to push the snow in the cul-de-sac. Rex will work on the drainage mitigation when the snow melts.

Weeds – Montezuma County has a great program going. Bonnie with the county can send out letters to those property owners who do not do their part. Pre-emergent is the only thing that will kill the weeds.

Rex was asked if the bubblers are working at the pond. Seems as though they may need to be worked on as well.

There being no further business the meeting was adjourned at 7:15 pm

_____ Secretary

