

**EL RANCHO FLORIDA METROPOLITAN BOARD MEETING MINUTES
APRIL 5TH, 2023 at 750 PIONEER CIRCLE, DURANGO COLORADO**

Board members in attendance:

Steve Swisher – President

Robin Boucher – Vice President

David Shipps – Treasurer

Jim Belcher – Secretary

Ken Charles – (last meeting of his term in office)

Also in attendance:

Rex Emenegger – HOA President/road maintenance employee

Sarah Walsh – Incoming Board member (term to start 5/23)

The meeting was called to order at 6PM.

MINUTES: Were approved for the meeting on 3/10/23.

AGENDA: A motion was passed approving the agenda for this meeting.

WATER REPORT:

Steve Swisher relayed the information provided him by water engineer Tom Riley from a previous phone conversation...

All meters were read and the system is operating smoothly.

Tom replaced the filters and ordered another set.

Tom will report at the next meeting the date for the next water system inspection.

ADMINISTRATION:

- Accounts Payable – were not submitted as of the meeting.**
- Accounts Receivable – were reviewed.**
- Mail Box Kiosks discussion – Jim Belcher observed that several of the kiosks have been damaged. Rex stated that the subdivision is responsible for replacing any damaged units. He will evaluate the kiosks and report his findings at the next meeting.**
- Audit exemption – Has been completed and signed by a majority of the Metro Board.**

ROAD REPORT:

Robin reported on his meeting with Doyle Villiers, in which Doyle advised on the materiel and equipment needed to repair several deficient areas on Sundance Circle.

An extensive discussion on the various road deficiencies across the Subdivision followed, with the following areas identified:

- The low spot by the pond and pumphouse.**
- Valley trail and Valley Place.**
- Oxford Place.**
- a portion of Pioneer Circle.**
- segments of Sundance Circle.**

The Board agreed that the low area by the pond and the pumphouse should be repaired by Rex and Sonny Hale as soon as the materiel can be delivered.

The areas of Pioneer Circle, Valley Place and Valley Trail may possibly be addressed "in-house" as well.

For the major road improvements on Sundance Circle, Rex will contact Sonny Hale to get a bid from the Heller Company and Robin will contact Bonds Construction for their estimate as well.

On a separate but related road problem, Rex will contact homeowners who have driveways that drain onto subdivision roads to inform them that mitigation will need to be done. (With the exact methods and potential cost sharing to be determined on a case by case basis.)

The board also discussed the need to raise homeowner monthly rates to start to offset the anticipated major road expenses and agreed that a 10 dollar per month increase is warranted.

The rate increase will not be initiated until bids are received and evaluated, then Steve and Jim will craft a letter to all property owners, explaining the rationale for the increase.

The accounting method of changing ratios from the water system budget to the road budget was also discussed for the upcoming projects.

COMMON AREAS:

The Prairie Dog invasion was discussed with the following action plan decided on:

Rex will provide Dave Shipps with the addresses of the infested properties, then Dave will forward the information to Hodiak Pest

Control for addition to their service call list. At this point, Hodiak is at least 3 to 4 weeks out from servicing our Subdivision.

The Board will address the details of cost sharing the service with the affected property owners at the next meeting.

The meeting adjourned at 7:30PM

Jim Belcher