

El Rancho Florida Homeowner's Association Board Meeting

@ 138 Cassidy Drive

July 11, 2023

Meeting called to order at 5:11

Present were Rex Emenegger – President; Eric Sibelius – Vice President; Wendy Ludgewart – Secretary; Paul Valdez – Treasurer and Tom Hamilton – Director and Irrigation Manager. Also present were Mr. & Mrs Doug Nie and Marsha Moreland – Administrator.

Wendy moved and Eric seconded approval of the minutes from June 13, 2023.

As a reminder for Marsha the HOA administrator, the board should receive the board minutes by the Friday after the meeting so they can review the info while it's still fresh. The full board package should be sent out on the Friday before the next meeting.

- Doug & Pat Nie (173 Riverfront Drive) requested the Board's help in securing a mailbox from the Post Office. Rex will assist them installing a mail box lock. They will need to contact the mail carrier and request that he put their name in the USPS delivery "edit book"
- Accounts Receivable = \$8,073.67
- Total Accounts Payable were \$1,200.00 (Tom Hamilton).
- There was a brief discussion about the reasons and procedure for holding an executive session.
- It was decided that we won't do a picnic next year due to the low interest/attendance this year. Only 10 lots (17 people) attended. The 10 lots included 4 board members.
- The issue with the Wester irrigation ditch access was tabled.
- Re: the anonymous complaint regarding the accumulation of junk/debris at 2616 CR 510. Rex investigated and determined that the debris is from the homeowner building the approved fence along the CR 510 frontage No further action will be taken.
- Robin's Boucher's, (560 Sundance Circle) outbuilding and setback variance request was approved. The project is for a work shop building allowed within a 10' setback on the south boundary of his property. Wendy moved, Tom 2nd.
- We will do a yard sale Friday/Saturday September 29-30. Need to start getting information out to homeowners via Facebook and email. Marsha will send out an email notice weekly. Paul suggested utilizing the Facebook calendar.
- The PDC's ditch leakage study by Hydro-logic has been completed. We will request a copy of the study.
- Project Water has been in the ditch since July 2, 2023, notice was not given to HOA. from the PDC. It was agreed that the HOA should call for 3 acre feet of project water a day until our allotment runs out. It is clear that the PDC continues to harass the HOA regarding the delivery of our owned project water.
- The Board agreed to hold a meeting of the ditch users after the irrigation season to review the irrigation season and draft a plan of action regarding the continual harassment of the HOA by the PDC. .

Meeting adjourned 6:15.