

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION
REGULAR MEETING – APRIL 11, 2023**

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on April 11, 2023, at 6:00 PM at 280 Sundance Circle. Present for the meeting were:

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

Also present was Don Cummins – Homeowner and 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 March 14, 2023, regular meeting.

ADMINISTRATIVE:

1. Accounts Receivable were reviewed with the Board. Total A/R \$99.07 (Late Fees).
2. Accounts Payable – Totaled \$959.50. (Jeff Kane and Oxford Grange)
3. Updating By-Laws – The last By-Laws were recorded 2/16/2015 by a majority of those present at the Annual Meeting. Any updates will require a majority vote of lots present at an annual, or special meeting..

OLD BUSINESS:

- a) RULE #33 – Will hold off for now.
- b) Yard Sale - May 19th
- c) Picnic – Have on a Saturday, June 17th
- d) Belcher's Storage Shed Approval – It is not needed as it is less than 200 sq.ft.which is the La Plata County requirement.

NEW BUSINESS:

- a) New Owners:
 1. 943 Ranchos Florida Dr. Rohde & Baker
- b) For Sale:
 1. Hamelmann – 601 Pioneer Circle
 2. Juliana – 60 Pioneer Circle
- c) A motion was made, seconded and passed to retain Jeff Kane as the HOA's General Counsel.

IRRIGATION:

1. Sonny Hale or Tom Necchi are to be contacted to do the ditch cleaning for the HOA. There are 26 Project water Users and 33 Adjudicated water users. Marsha will send out a notice to only the project water users to sign an Authorization form for the HOA Ditch Manager to give to the PDC should they ask for it. It authorizes the delivery of the project water and adjudicated water as he feels necessary for each years irrigation season,

The meeting was adjourned at 8:15
Wendy Ludgewart, Secretary