

## **EL RANCHO FLORIDA HOMEOWNER ASSOCIATION**

Regular Meeting @ 138 Cassidy Drive

August 8, 2023

Meeting called to order at 5:00

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

The minutes from July 11, 2023 were approved with corrections.

### **Administration:**

- Accounts Receivable = \$5,978.67 (Dues \$ 1920; Ditch \$3710; Late fees/fin chgs \$348) Marsha will re-bill.
- Total Accounts Payable were \$1,200.00 (Tom Hamilton).
- Budget 2024 might include an additional shade structure at the pond and a possible 'meeting building'. Rex will investigate the costs.

### **Old Business:**

- Wester and Gans's refusal of irrigation ditch access for HOA to do ditch maintenance. Rex will contact Jeff Kane with regard to the "access issue". A demand letter may be necessary concerning ditch access for bi-annual ditch maintenance and daily inspection of the ditch.
- The 2023 Yard sale Friday/Saturday September 29-30 from 8:00 to 3:00. Notices will go out once a week until the day. Wendy will place the information on facebook and in the Durango Herald.

### **New Business:**

- Rex Emenegger has requested a copy of the completed ditch loss study by Winn Wright from the PDC.
- The Board discussed the erratic and inadequate delivery of water from PDC so far this season.
- The Board will have a meeting of the members who use the irrigation ditch at the end of the season. The Board will meet after that to discuss their 'options' before holding a joint meeting with attorney Jeff Kane. A joint meeting with the PDC board of directors may also be requested.
- Each Board member will compile "bullet points" of irrigation issues to be discussed with Jeff Kane. Those issues may be used as nonlegal pressure points in future discussions with the PDC
- The approximate 100 ft leak in the Gan's section of the main ditch could be repaired with either a pipe, a half pipe or a plastic lining. Investigation of the costs will be done prior to the September meeting.
- Wendy will update the facebook page to a "private " status from its current "public status".

Meeting adjourned 6:20 PM.