

# EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

## Regular Meeting – 750 Pioneer Circle

July 5, 2023

Board members in attendance:

Steve Swisher - President  
Robin Boucher – Vice President  
David Shipps –Treasurer  
Jim Belcher – Secretary  
Sara Walsh - Director

Also present were Tom Riley and Ryan Bonomini – Water Operators; Rex Emenegger, HOA President and Road Maintenance employee; 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 June 8, 2023, were approved with revisions to gravel size for Sundance Circle to 6” of road base and 4” of 3/4” for 550 feet.

### **WATER REPORT:**

Meters were read in June. Water sold was 1,040,805 gallons with water produced at 1,203,309 gallons. There were 31 account who used over the 10,000 gallon minimum. Tom will be ordering reagents. There is only project water in the ditch for 40 more days. Usage may be a little higher for August with the hotter temperatures. There was a violation in reporting it was done on April 5<sup>th</sup> instead of March 15<sup>th</sup>. Sent out a notice to the residents. No problems with water quality. Upcoming tasks are: meter pressure testing; 3 yr. tank inspection; bleach costs have gone up considerably which is noticeable in the budget. Checking hydrants for maint/greasing and replacing the remaining meters in stock – 4. That leaves one in case one breaks this winter.

### **ADMINISTRATION:**

- a) Accounts Payable were approved in the amount of \$10,641.67.
- b) Accounts Receivable – Not available for this meeting. The list will be sent out after the billings are completed.
- c) Discussion on rate increase of \$20/mo. in road fund. A motion was made and passed to increase the rate for General Fund by \$20. Monthly Base Fee will be \$160/mo. instead of the current \$140/mo. Fee increase starts September 1<sup>st</sup>. Steve will do a letter for Marsha to email to all the residents ASAP.

### **ROAD REPORT:** (report sent out prior to the meeting)

1. Mag Chloride application was a different mix. It will be a .5 mix of a ‘different solution’ that is highly recommended. Only \$5,416.32 spent on application this year. Typically the District applies 10,000 gallons but only 3,476 gallons bill for this year. More area will be done next year.

### 2. **Road Repairs:**

Complaint from 451 Cassidy Drive on damage to their driveway. While Rex did not do the damage, he will fix it. Not a big fix. Damage done by a delivery truck to the residence.

First Priority is Sundance Circle. Apply 6" road base and 4" of ¾" for 550'. Bond's Construction to do the work. Apply rip rap to Boucher, Krispin and Carpenter' areas.

Second is Oxford Place from CR 510 to the top of the hill. \$3,000 for material? Rex to do in Fall of this year.

Third is Valley Trail with 1 1/2 " rock. Rex to do in Fall this year.

The pond road can be done anytime 3" rock and ¾" on top for \$700. Rex to do in Fall this year.

3. Rex will ID problem driveways. Rex to report next month on who those are.

**3. Rodent Control:** The work is done. The amount over budget will be cost shared by those lot owners involved.

### **COMMON AREA:**

1. Bubblers at the pond will be repaired by Tom Speese. There are 8 of them.

2. There are now 2 large trash containers at the pond for bleach containers and trash.

There being no further business the meeting was adjourned at 7:22 pm

\_\_\_\_\_ Secretary

