

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION  
REGULAR MEETING – June 13, 2023**

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on June 13, 2023, at 5:00 PM at 138 Cassidy Drive – Tom Hamilton's. Present for the meeting were:

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

Also present was Marsha Moreland, Administrator of the HOA. The meeting was called to order at 5:00 pm.

**MINUTES:**

A motion was made and passed approving the minutes for April 11, 2023, and May 9th, regular meeting.

**ADMINISTRATIVE:**

1. Accounts Receivable were reviewed with the Board. Total A/R **\$3,720** in HOA Dues, \$15,900 in Ditch Fees and \$99.07 (Late Fees) totaling \$19,796.54.
2. Accounts Payable – Totaled \$2,338.14. (Hamilton \$1200, Irrigation maintenance bills \$1,137.50 and check order, deposit slips, endorsement. Stamp \$637.53) Accounts Payable were approved by the Board.
3. Beach Calendar – Marsha is to contact Teri Roberts for access rights information.

**OLD BUSINESS:**

- a) Picnic – Have on a Saturday, June 17, 1:00 \* 3:00. Marsha will send out the notice on Wednesday.
- b) Boucher- 560 Sundance Circle, building request for a workshop and a variance for the side setback requirement of 20'. Action was tabled until the next meeting. Need more information.
- c) **RULE #33 – Business Use of Lots.** Lots used for business.
  - a) shall NOT have an excess of outside storage of inventories and
  - b) shall NOT store business related vehicles, equipment, machinery, or inventory that creates an eyesore to the community.A motion was made and passed approving Rule #33.
- d) **RULE #34 – Short Term Rentals.** Rentals such as Vrbo and Airbnb are not permitted.  
As defined in Section C-1 of the Declaration of Protective Covenants, all Lots are defined as single family dwellings only.  
A lengthy discussion followed and the Board tabled any action until more information is received.
- e) Irrigation ditch access through Wester's property at 160 Brice Place and Gan's at 40 Florida Place. The lot owners need to allow access or put in access gates. The ditch through Wester's property needs to be excavated. The ditch through Gan's property needs access for regular debris removal. Tom visited with the LPC Sheriff who is willing to accompany the maintenance crews if necessary. Maintenance access is only necessary once or twice a year.

**NEW BUSINESS:**

- a) New Owners: None
- b) For Sale:
  - 1. Hamelmann – 601 Pioneer Circle
  - 2. Juliana – 60 Pioneer Circle
  - 3. James – 122 Brice Place
- c) A complaint was filed about the poor condition of the lot at 2616 CR 510. Rex will inspect the property. The complaining homeowner wishes to remain anonymous. It was noted that the HOA does not respond to anonymous complaints.

**IRRIGATION:**

a.) It was agreed that a contract for Tom Hamilton as 'Irrigation Manager' for the HOA is needed. Marsha will make noted revisions to the contract. It was also discussed adding payment of \$ 100/month (3-4 months) to the irrigation manager for reimbursement for gasoline expense. Motion passed for both items.

**b) Irrigation Report:**

- 1. Tom stated that 2 weirs were put in by PDC incorrectly and had to be re-installed.
- 2. The PDC is losing water and stated to Tom that they will be charging the HOA for the total water loss. Tom informed them that water loss is allocated to all the users.
- 3. The PDC ditch walker is not to touch the gates of the HOA.
- 4. The ditch loss study being done by Win Wright, **Southwest Hydro-Logic** for the PDC will be done soon.
- 5. The 'stock pond' on Pioneer Circle – PDC told the HOA that we cannot use it for storing water. Tom Hamilton checked with Tom Fidler and he said the 4 users and the HOA can use it for adjudicated water storage. He clarified that use with the PDC's ditch walker.
- 6. The parshall flume readings for water coming into the HOA and exiting the HOA are being sent to Tom Fidler.
- 7. A "farmers gate" was installed for access to Lateral A on Ondeck's property/fence line
- 8. The gate to Lateral D is leaking and needs to be compacted/repaired.
- 9. All of the forms from our Project water users, authorizing our Irrigation Manger to "call for water collectively" have been submitted.

The meeting adjourned at 6:40 PM

 Secretary

Wendy Ludgewart