

# EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

## Regular Meeting – 750 Pioneer Circle

June 8, 2023

Board members in attendance:

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

Also present were 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 May 3, 2023, were approved with revision to Jim Belcher writing the conservation notice. And the amount for the Sundance work by Bonds to be \$18,862 for 550'.

### **WATER REPORT:**

Tom and Ryan did not attend per Steve's instruction. A written report was submitted to the Board in their absence.

### **ADMINISTRATION:**

- a) Accounts Payable were approved with the addition of revision.
- 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 \$10/mo. in road fund. Will approve increase amount in July 5<sup>th</sup> meeting. Steve will draft a newsletter with rate increase and WHY it is increasing.
- d) Air B&B Rental – discussion. Metro Board feels the HOA should take action as to the addition in the Rules & Regulations. Metro's position is the lots are 'single family' in designation. Will add something in the newsletter being drafted by Steve.

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

1. Mag Chloride application will be a different mix. It will be a .5 mix of a 'different solution' that is highly recommended. Jim and Steve expressed their concern about an earlier breakdown of the application. 4-6 weeks will tell if it is holding up as well.

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

First Priority is Sundance Circle. Apply 6" road base and 4" of ¾" for 550 '. Bond's Construction bid was considerably cheaper than Heller Construction.

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

Third is Valley Trail with 1 1/2 " rock. Rex to do.

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

3. Rex will ID problem driveways. Individual owners will be charged for their driveway corrections.

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

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

\_\_\_\_\_ Secretary

