

EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION
REGULAR MEETING – March 14, 2023

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on March 14, 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 Bobby Tober, 960 Sundance Circle; Don Cummins – 62 River Front Rd. 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 February 15, 2023, regular meeting and the special meeting held by email on February 28, 2023.

ADMINISTRATIVE:

1. Accounts Receivable were reviewed with the Board. Total A/R \$99.07 (Late Fees).
2. Accounts Payable – Totaled \$1,968. (Jeff Kane; and Marsha Moreland's – Election work). Payment of \$400 was authorized to Marsha as compensation for the extra election work performed.
3. Annual Billings – Marsha will go ahead and send out the bills with a note to the Irrigation Users that the irrigation fee will remain at \$265, even though Pioneer Ditch increased their fees.

OLD BUSINESS:

- a) RULE #33 – Use of lots for Excess Storage of Business Equipment .Discussed, revised, and tabled until next month's meeting.
- b) Short Term Rentals – will be addressed as they come up.
- c) Manufactured homes – There are only 2 lots left that are undeveloped and can be dealt with by a variance at the time it comes up.
- d) Yard Sale – May 19th and 20th
- e) Picnic – Have on a Saturday, June 17th
- f) Election Results - The Board made a motion that passed, certifying the election results of the 2023 Board of Directors' election. It was the consensus of the Board to leave the directors the same as last year: Rex Emenegger – President; Eric Sibelius – Vice President; Wendy Ludgewart – Secretary; Paul Valdez – Treasurer and Tom Hamilton – Director.
- g) The Board of Directors each year will 'define' who the Nominating Committee is, closer to the end of each year before the Annual Meeting.

NEW BUSINESS:

- a) New Owners:
- b) For Sale:
 1. Hamelmann – 601 Pioneer Circle
 2. Juliana – 60 Pioneer Circle
 3. Harwig – 943 Ranchos Florida Drive
- c) Bobby Tober – 960 Sundance Circle – His garage request was approved by the Board.
- d) Don Cummins – 62 River Front Road – request to put up an 8' elk fence was approved by the Board.
- e) Those present discussed where the meetings will be held for the HOA Board moving forward. A decision will be made before September this year.
- f) Cory Wheeler – 700 Pioneer Circle - house plans/location was approved by the Board.

IRRIGATION:

1. A motion was made, moved, and passed appointing Tom Hamilton as the new Irrigation Manager for the Association. Eric will be training Tom.
2. Those present discussed the amount of maintenance done by Pioneer Ditch on their 6 miles of ditch compared to the maintenance done by the HOA on their 2 miles of ditch. Pioneer Ditch spent \$8,375 over the past 5 years compared to the HOA's expenses of \$53,568. A comparative schedule of those expenses will be sent to the PDC as requested.
3. It looks like there will be Adjudicated water in the ditch until June with Project water allocations after that. Don Cummins and Amy Barrille volunteered to help Tom with monitoring the ditch this season.
4. Permission forms Authorizing the HOA's Irrigation Manager to collectively call for water during all future irrigation seasons will be sent to all 60 as requested by the PDC
5. Maintenance by the HOA in the subdivision will consist of:
 - a. Spraying weeds/vegetation.
 - b. Manual removal/burning of vegetation from the ditch. Four people may be necessary to clean the main ditch. The Laterals may be cleaned by the HOA and charged to the lot owners.
 - c. The HOA will ask the PDC. to flush and test the ditch flows while the river is on "free status". The HOA will ask the PDC to repair the alleged leak/seepage loss between the horseshoe turn and Jefferies' property between site #3 and #4 as identified on the bid sheet for studying the ditch seepage loss by Southwest Hydro-Logic. The ditch between Jefferies and Grunert also needs to be addressed for adequate flow. The culvert size also needs to be inspected and possibly replaced, at Jefferies to be sure enough water is flowing downstream.
6. The main funding agency for grants and loans for "Water Programs" (such as the infrastructure for "changing our point of diversion"), has opened an office in Durango. Laura Spann is the grant manager for the Colorado Water Conservation Board. Her office is in Tom Fiddler's Division of Water Resources office.

The meeting was adjourned at 8:15 pm.

Secretary