

EL RANCHO FLORIDA METROPOLITAN BOARD MEETING

Regular Meeting – 750 Pioneer Circle

May 3, 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.

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) The 2022 Audit Exemption was filed.
- e) Rex had completed his mailbox kiosks audit. There were only minor bolts that needed tightening. The estimated cost to replace mailboxes would be \$47,700.
- f) Marsha is to send out a notice on water conservation that Steve will draft up.
- g) Directors Oaths were read aloud by Sara Walsh, Steve Swisher and Robin Boucher. Marsha will file with DOLA.
- h) The Board of Directors may implement a \$10 increase in the road fund for building the road reserve back up after this summer's maintenance to the roads. The % of the allocations will be re-calculated by Marsha to push more money into the General Fund.

ROAD REPORT:

Road repairs are going to be costly this year:

- a) **Low spot by the pond** – Rex & Sonny can do with 3" road base and then top off w/ $\frac{3}{4}$ " if needed. Rex needs to stockpile some material.
- b) **Valley Trail/Valley Place** – After it rains apply 10 loads of 3" road base. Rex will need to rent a 'roller'. Oxford Place needs gravel as well.
- c) **Sundance Road section** – Heller Corporation costs would be \$63,500 to repair Sundance Road section. (See proposal) Bonds Construction would do same work for \$10,000 for 1/10 of a mile using their own equipment and roller.
- d) **Mag Chloride application** – The application will be done once in 2023. Rex will start

prepping the roads around the 10th for May 22nd. -May 25th application. Will use approximately 25,000 gallons of water in preparation. Steve asked what help he needed. Rex said it is doable but transition areas from driveways to road need some work as well in areas.

COMMON AREAS:

Dave Shipps contacted everyone on the prairie dog list and told them they may have to pay ½ of the cost for their rodent control on their lot. There were 19 lots plus the open space areas. Hodiak is about 3 weeks out.

WEEDS:

Jim Belcher did preliminary spraying of the thistle rosettes. It is too early to broadcast spraying of thistle, 'Mullein' is problematic this year. Needs Rifle D w/surfactant for sticking to the mullein leaves.

62 River Front Road appears to be renting out camping spaces. More on this next month. if need be.

There being no further business the meeting was adjourned at 7:30 pm

_____ Secretary

