

El Rancho Florida Homeowners Association

A Regular Meeting of the Board of Directors for the El Rancho Florida HOA, Inc. was held on January 9, 2024, at 5:30 PM at 220 Pioneer Circle. Present for the meeting were:

Rex Emenegger – President
Eric Sibelius– Vice President
Wendy Ludgewart – Secretary
Tom Hamilton - Director

MINUTES:

The minutes of November 21, 2023, regular meeting were approved.
Agenda for January 9, 2024, meeting was approved.

ADMINISTRATIVE:

1. Accounts Receivable – There are only three outstanding fees owed (Herting, Herting, and Banes). Marsha has not done the lien paperwork yet, but she will draft the documents out.

OLD and NEW BUSINESS:

1. The annual meeting will be on February 13th at 6:00. Instead of a potluck this year, we will order pizza. Eric and Wendy will be in charge of getting the food.
2. It was suggested we change the annual meeting agenda format to establish a quorum, approve last years' minutes, approve the 2024 budget, elect one member to the board of directors and then open the meeting up for general discussion. The METRO board will make a presentation after the annual meeting. There was discussion about whether to have the irrigation users meeting at the end of the annual meeting (like we did last year). The issue was tabled until we have more information about the rescheduled PDC meeting.
3. Nominating committee – The nominating committee was formed with Wendy appointed as chair and Tom and Eric as members. A motion was made to nominate Paul Valdez , who accepted the nomination via phone. The board will take nominations from the floor at the annual meeting. As provide in the bylaws, the election will be held by a show of hands. If there are other nominees, a secret ballot will be held.
4. Wendy and Eric followed up on the PDC ditch study by walking relevant parts of the ditch and taking photographs. Rex drafted and sent our outstanding questions to the PDC board. Tom Fidler suggested to Rex that, in order to get a more accurate estimate of the water loss, we should do our own measurements from gate-to-gate over a 48-hour period once the water starts flowing.
5. After going into executive session to discuss the ongoing legal strategies with the PDC, the board appointed Ian Crosser to vote and act as Proxy for the HOA at the 2024 annual meeting of the PDC.

ADJOURN @ 7:00 PM

Wendy Ludgewart
Secretary ERFHOA

Executive Session (January 9, 2024 - 6:00 pm)

Discussed not going to the PDC annual meeting and instead signing our proxy over to Ian Crosser. One of the board members will go to pick up the information packet and sign the proxy that evening. There doesn't seem to be any sense in banging our heads on the same wall over and over again.