

EL RANCHO FLORIDA HOMEOWNER ASSOCIATION

Regular Meeting @ 280 Sundance Circle

September 12, 2023

Meeting called to order at 5:00

Present were Rex Emenegger – President; Eric Sibelius – Vice President; Wendy Ludgewart – Secretary; Paul Valdez – Treasurer and Tom Hamilton – Director and Irrigation Manager. Also present was Marsha Moreland – Administrator.

The minutes from August 8, 2023 were approved.

Administration:

- Accounts Receivable = \$4,548.16 (Dues \$1440; Ditch \$2650; Late fees/fin chgs \$458.16)
- Marsha will have an itemization of individuals who have not paid fees for 2023 at the next meeting.
- Total Accounts Payable were \$200.00 (Tom Hamilton).
- Budget 2024 might include an additional shade structure at the pond and a possible 'meeting building'. Rex will investigate the costs. Rex received an unofficial estimate from Styles Welding for \$3100 for another shade picnic table/area. The trucking/crane work and the concrete pad would be extra.

Old Business:

- Wester and Gans's continual refusal of irrigation ditch access for HOA to do ditch maintenance. Rex will contact Jeff Kane regarding the "access issue". Eric stated that the State gives the ditch company 'legal' access to the ditch on either side by 7.5'.
- The 2023 Yard sale Friday/Saturday September 29-30 from 8:00 to 3:00. Marsha has been sending out notices regularly.
- Marsha is working on getting the website problems fixed and update the missing minutes for the HOA and Metro. The bill will be split between the HOA and Metro.

New Business:

- There were NO new owners this month.
- For Sale are: 122 Brice Place, 1088 Ranchos Florida Drive, 501 Pioneer Circle.
- 62 River Front Road appears to be running an 'RV' park on his lot. Complaints have been received from the Metro board members and from various neighbors on Riverfront Dr.
- Rex and Wendy will work on a letter to the owner.
- Rex Emenegger has requested a copy of the completed ditch loss study by Winn Wright from the PDC. The HOA has not received a copy of the Study even though it has been requested.
- The Board will have a meeting of the members who use the irrigation ditch at the end of the season. The Board will meet after that to discuss their 'options' before holding a joint meeting with attorney Jeff Kane. A joint meeting with the PDC board of directors may also be requested.
- Each Board member will compile "bullet points" of irrigation issues to be discussed with Jeff Kane. Those issues may be used as topic points in future discussions with the PDC.
- Tom reported that the approximate 80 ft leak in the Gan's section of the main ditch could be repaired with either a pipe, a half pipe or a plastic lining. 24" pipe would cost approximately \$ 58/ft (\$4600) plus installation.
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Meeting adjourned 6:20 PM.