

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION
REGULAR MEETING AT 5:00 PM**

(Tuesday)

April 9, 2024 at 220 Pioneer Circle (Wendy's house)

AGENDA

I. MINUTES: Regular Mtg.- March 12, 2024

II. ADMINISTRATION:

1. **Accounts Receivable** - Billings have gone out for all the dues and PDC fees.
2. **Payable** – None
- 3.

III. OLD BUSINESS:

UPDATES:

1. CDOT letter regarding the roundabout at CR224/H 160- Any response?
2. Consideration of 'legal' review of the HOA Docs.(Covenants, By-Laws, Articles, and R&Rs)
3. Report on Fiber Optics in Subdivision - Update
4. Beautification of Subdivision – Ideas?
5. Entrance signs to the subdivision – Ideas?
6. Tad Brown (120 Pioneer Circle) garage inquiry
7. USPS package deliver in subdivision – Any progress? Costs?
8. Report on Jeff Kane's thoughts on the CCRs and enforcement

IV. NEW BUSINESS:

- a) **New Owners:** Jack Bumpers – 93 Florida Place
- b) **For Sale:**
 1. James – 122 Brice Place
 2. Daleo – 93 River Front Road
 3. Juliana – 60 Pioneer Circle
- c) **Wheeler's Request** to put up a carport and shed at 700 Pioneer Circle.
- d) **Heather Perkin's request** to put up a shed.

V. IRRIGATION:

1. Pioneer Ditch :
 - a. Fees increase by PDC \$1741.Bills to users sent out, payments coming in.
 - b. Assistant for Tom Hamilton on the ditch work.
 - d. Leak Test (in house per Tom Fiddler)
 - e) Follow up on Gan's leak letter to the PDC
 - f) Follow up on the cleaning of Wester's section of the ditch.
 - g) Request for minutes from PDC board meetings.
 - h) Cummins email - discussion

VI. ADJOURN @ 8:30 PM