

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION**  
**REGULAR MEETING – MARCH 12, 2024**

A regular monthly meeting for the El Rancho Florida HOA was held on March 12, 2024, 5:00 PM at 220 Pioneer Circle. Present were Rex Emenegger- President, Eric Sibelius – Vice President, Wendy Ludgewart – Secretary, Paul Valdez, Treasurer and Tom Hamilton – Director. Also present were Mary Wheeler, Homeowner (700 Pioneer Circle) and Marsha Moreland – Administrator. The meeting was called to order at 5:05 PM.

**MINUTES:**

A motion was made and passed to approve the Board of Directors' minutes of January 9<sup>th</sup> and of the February 13, 2024, Annual Meeting.

**ADMINISTRATIVE:**

1. Accounts Receivable have all been collected for 2023.
2. The Annual Dues for 2024 are set at \$120 per property. The bills totaling \$ 15,960 will be sent. The Irrigation/Ditch Maintenance fees for 2024 will be sent by April 1st. They will be due and payable by April 30<sup>th</sup>.
3. **Accounts Payable \$ 8,561.92:** Mountain West Ins. \$1751; Philadelphia Ins. \$1438; Pioneer Ditch CO. \$4,765.78; Moreland \$41.34; Ludgewart \$235.80; Oxford Grange \$65 and Terri Roberts \$265. Approved.
4. Appoint officers: A motion was made and passed appointing ~~leaving~~ the officers for 2024-25.  
Rex Emenegger – President  
Eric Sibelius – Vice President  
Wendy Ludgewart – Secretary  
Paul Valdez – Treasurer  
Tom Hamilton – Director and Ditch Supervisor

**OLD BUSINESS:**

- a) New Owners: 93 Florida Place – Zack Bumpers
- b) For Sale: 122 Brice Place; 93 River Front Rd. and 60 Pioneer Circle.
- c) Annual Meeting Discussion:
  1. A letter was sent to CDOT objecting to the proposed roundabout at the intersection of US 160/CR 225A. The issues of safety, efficiency and cost effectiveness were raised.
  2. Rex discussed the necessity of updating the HOA Documents including the Covenants and the Rules & Regulations with attorney Jeff Kane. The documents are current and relevant. They could be modified in the future using the procedure outlined in the Covenants. Any concerns regarding the enforcement procedures are outline in the CCIOA legislation which the HOA has adopted.
  3. Fiber Optics are being installed in the southern portion of La Plata County by the Southern Ute Indian Tribe. The SUIT has received a \$ 43,000,000 grant from the federal government for rural fiber installation. ERF subdivision is within the federal boundary of the grant eligible properties. The contractor for the project is

Bonfire Fiber, Denver, Co. ROW document for the installation of the cable will be sent to the Metro District for approval. Installation could be this summer.

4. A beautification project for the subdivision as suggested at the annual meeting is not necessary.

5. Entrance signs to the subdivision are also not necessary. The bulletin boards located at each entrance to ERF are posted with large welcoming signs and maps of the roads within the subdivision.

6. Nick Van Vonno's letter submitted to the BOD regarding enhancing and improving the subdivision to protect its property values was discussed. The existing rural nature of the subdivision and the continued appreciation of the real estate values do not indicate any necessity for tightening the rules and regulations of the HOA or the operations of the Metro District.

7. 120 Pioneer Circle – Tad Brown inquired as to the procedure for building a garage-

8. The issue of insufficient USPS parcel lockers was addresses. ~~Not enough parcel boxes.~~ Homeowners should contact the USPS through their website.

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#### **IRRIGATION:**

1. Approved the HOA Irrigation Budget and set the annual fees. The Pioneer Ditch Company has raised the irrigation and maintenance fees by approximately 22% for 2024. . This increase has necessitated an increase in the fees we pass on to our irrigation users. The HOA Project water user fee will be \$ 300. The HOA Adjudicated water user fee is \$ 384. (The maintenance portion of the fee is billed directly to the Project Water users by the PDC, whereas those maintenance fees are billed collectively to the HOA for the Adjudicate Water users.)

2. The annual maintenance notice was sent to PDC by the March 31 deadline.

3. Tom Hamilton is appointed as the 2024 Irrigation Manager. A motion was made and passed to add \$1,000 to the budget for an assistant.

4. We will investigate the necessity of installing a measuring device below Aguire's property. The cost could be \$1,000.

5. A leak test of our section of the ditch could be performed prior to the start of the irrigation season. With all the gates closed, we will measure the inflow and the outflow over a two day period. The empirical difference will confirm or refute the results of the PDC leak study performed last summer.

6. A follow-up letter may be sent to Wester and Gans regarding their continual refusal to allow us access to their properties for routine ditch maintenance.

7. A request for copies of the PDC minutes for 2023 and 2024 will be made.

**ADJOURNED:** meeting adjourned at 8:00 PM.