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## *ERFHOA Meeting*

*April 9, 2024*

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A regular monthly meeting for the El Rancho Florida HOA was held on April 9, 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 was Marsha Moreland – Administrator. The meeting was called to order at 5:00 PM.

### **MINUTES:**

There was a delay in getting March's minutes out. They will be approved at the next board meeting in May.

### **ADMINISTRATIVE**

1. Accounts Receivable: People are in the process of paying their assessments/HOA fees. There is still \$11,411 currently outstanding: dues are ½ paid.
2. Accounts Payables: Kane \$751 (raised fees to \$345/hr); Metro has not received the bill for prairie dog mitigation yet. There was discussion about the HOA contributing 50% to the mitigation efforts. Motion made and passed.
3. There was a discussion on charging credit card fees. It was decided not to do so as it is a normal business expense.
4. Wendy will take over recording minutes.
5. Paul is moving so he will be leaving the board. The board accepted his resignation.

### **OLD BUSINESS:**

1. We have gotten no response from CDOT re: our objection letter to the roundabout on Hwy 160 & CR 225A.
2. Legal review: Jeff Kane says ~~we're fine on HOA documentation~~. we need to file and post a copy of the amended covenants as adopted by the membership on December 5, 2014.
3. Fiber optics: Bonfire Fiber may begin installation this summer. Metro needs to execute the right of way agreement. They will begin installation after the receipt of the right of way access agreement with Metro. Bonfire Fiber and the SUIT will apply for funding for the inclusion of the HOA property owners located north of the tribe boundary in the project.
4. USPS package locker situation: New lockers are \$1800 plus installation. It was decided that we'll look at repairing the existing lockers.

### **NEW BUSINESS:**

1. Wheeler (700 Pioneer Circle) request for carport: A site plan must be submitted. Rex will contact them.
2. Heather Perkins (251 Pioneer Circle) shed was approved. : Rex reminded her she can't run water to it.
3. Cricket Construction has applied for a mixed-use permit for the house/storage facility on CR 510.

## **IRRIGATION:**

1. Approved fees of \$300 for project users and \$384 for adjudicated users for 2024. Motion passed.
2. Tom Fidler thinks we may get 50-80% water this year. Water should start around May 9<sup>th</sup>. Adjudicated water may last 10 days.
3. Maintenance hasn't been done yet on the upper ditch by the PDC.
4. Fidler doesn't think we need a measuring flume at Aguire's. We also don't have to read the flume at the end of the subdivision since it's not on ERF property. However we may read it for our internal accounting of the water.
5. Tom encouraged us to do our own leak test within the subdivision. The PDC has to repair 2 measuring flumes that were installed improperly. This repair and the reduced water season may make it problematic.
6. Rex will do the follow up letter to PDC regarding our letter of 11-10-23 regarding the leakage above the Gans property.
7. Rex will do a written request for PDC minutes.
8. Rex and Tom rode the ditch. They identified a couple of problem sections, but overall the ditch is in good shape. A couple of minor spots to burn. We are planning on doing ditch cleaning Thursday and Friday. Herbicide application may be necessary before the water starts.
9. Wester: Rex talked to Jennifer about access for cleaning the section of ditch that runs through her property (160 Brice Place). She does not object but still needs to check with Jeff. Hale Excavation will do the work. Rex will follow up with Jennifer to set a time to enter the property.
10. Tom's assistant: Chris Harvey (111 Valley Place) has some background (via farming) with irrigation water. Motion to hire him as Tom's backup passed.
11. Cummins: Rex will talk to Don Cummins (62 River Front Rd) about his announcement that we would not be using any irrigation water this year and therefore will not pay any assessments. PDC can reduce the amount of delivered project water but cannot legally cut off the water to all water users in good standing.

Meeting adjourned 6:40pm