

EL RANCHO FLORIDA HOMEOWNER ASSOCIATION

Regular Meeting @ 220 Pioneer Circle

November 21, 2023

The meeting called to order at 5:00 pm.

Present were:

Rex Emenegger – President

Eric Sibelius – Vice President

Wendy Ludgewart – Secretary

Paul Valdez – Treasurer

Tom Hamilton – Director and Irrigation Manager.

Also present was Marsha Moreland – Administrator.

Minutes:

The minutes from October 17, 2023 were approved.

Administration:

- Accounts Receivable = \$2,984.60 (Dues \$480; Ditch \$1590; Late fees/fin charges \$914.60)
- Marsha will have an itemization of individuals who have not paid fees for 2023 at the next meeting.
- Accounts Receivable were reviewed by the Board. Any unpaid accounts will have liens filed.
- Total Accounts Payable - None
- Budget 2024 looks good as presented and approved by the Board.

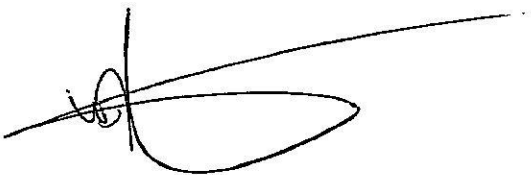
Old Business:

- Discussion on ditch access through properties with Jeff Kane. Postpone until Jeff Kane is available to meet with Rex.

New Business:

- For Sale are: 122 Brice Place
- Pioneer Ditch Company Annual Meeting will be December 12th. Rex is appointed the HOA representative by the HOA Board for the PDC Annual Meeting. The HOA is still looking for answers to how the calculations were figured and the accuracy of those figures in the PDC Water Loss Study. The Study does not identify specific leaks in the entirety of the ditch. The HOA will respond to each specific finding in sections 6, 7 and 8. of the study. Tom Hamilton and Rex will prepare the daily water use for the 2023 season. Rex has submitted a list of questions and motions to be made at the annual meeting,
- Next month's meeting will be December 19, 2023 at 5:00 PM, 220 Pioneer Circle.

Meeting adjourned a 7:45 PM.

A handwritten signature in black ink, appearing to be 'Rex Emenegger', written over a horizontal line.