

EL RANCHO FLORIDA HOMEOWNER ASSOCIATION

Regular Meeting @ 220 Pioneer Circle

October 17, 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 September 12, 2023 were approved.

Administration:

- Accounts Receivable = \$2,984.60 (Dues \$480; Ditch \$1590; Late fees/fin chgs \$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. The filing of liens will be considered next month.
- Total Accounts Payable approved for \$138.30 (Rex for ditch weed spraying).
- Preliminary review of the Budget 2024. Final budget will be approved in December. **Old**

Business:

- Wester and Gans's refusal of irrigation ditch access for HOA to do ditch maintenance. Rex did not contact Jeff Kane with regard to the "access issue" yet.
- The 2023 Yard sale Friday/Saturday September 29-30 had 10 residents participating. It was decided by the board to only have the Yard Sale in the Fall.
- Rex reported that he spoke with Cummins on the RV parking complaint. Cummins said he is not running an 'RV Park' at 62 River Front Road and that the only RV activity is by his relatives. It was noted that since speaking to Cummins, no RV/Trailers have been parking on his property.
- Discussion on a meeting building. Barnyard Sheds, Farmington estimated \$ 21,000 for a 14' x 28' building including electrical and sheet rock. Rex will present it to Metro.
- Rob Carter (2700 CR 510) complained about the fencing that is going up next door. Rex informed Rob that the fence was approved by the Board. Rob also complained about the property across CR 510. Rex clarified to Rob that the lot is not in the subdivision so the HOA has no jurisdiction.

New Business:

- For Sale: James, 122 Brice Place
- Copies of the Water Loss Study by SW Hydro Logic are available on the PDC website. It was discussed at length as some segments of the study within the subdivision show a 42% water loss. The board would like more clarification as to specific leak locations and possible remedies and would like some clarification from Winn Wright as to his findings. Wendy will address a letter to Mr. Wright asking if he would address the HOA Board at their next meeting and pay for his time.
- Wendy will also address a letter to Ian Crosser, PDC President regarding the capital repair of the ditch leak at the Gans property. The pipe would cost approximately \$5,000.
- The annual meeting of the PDC is December 12, 2023 at the Florida Mesa Grange.
- Next month's Board meeting will be November 21, 2023 at 5:00 PM, 220 Pioneer Circle.

Meeting adjourned at 7:30 PM.