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## *ERFHOA Meeting*

*June 11, 2024*

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A regular monthly meeting for the El Rancho Florida HOA was held on June 11, 2024, 5:00 PM at 220 Pioneer Circle. Present were Rex Emenegger- President, Eric Sibelius – Vice President, Wendy Ludgewart – Secretary, and Tom Hamilton – Director. Also present were Marsha Moreland – Administrator, Jeff and Jennifer Wester, Amy Bell, and Bonnie Maddix. The meeting was called to order at 5:00 PM.

### **MINUTES:**

A motion was made and passed to approve the Board of Directors' minutes of May 15, 2024.

### **ADMINISTRATIVE**

1. Accounts Receivable currently stand at \$8112. The HOA will charge late fees, interest and collection costs as provided in the CCIOA Policies.
2. Accounts Payable: Board approved payables to Tom Hamilton, irrigation manager (\$1200.00) and to ERFM for ½ of the prairie dog bill at \$1387.50.

### **OLD BUSINESS:**

1. The monthly minutes will be sent out to all residents in lieu of a newsletter after they are approved.
2. Board of Directory vacancy: Rex approached 7 homeowners regarding the vacant board position. Mary Wheeler (700 Pioneer Circle) expressed an interest in serving on the Board, but not until the winter. If the position is not filled by appointment then there will be an election at the annual meeting in February.

A motion was made to appoint Jeff Wester to the Board by Wendy Ludgewart. The motion failed. 1-YES and 3 - NO. There followed discussion as to why the NO votes occurred. Eric stated he could not vote 'yes' due to the amount of time and money the HOA has had to spend on 'access' issues concerning Jeff Wester's non-compliance over 'legal' access to clean his section of the ditch. Rex voted 'no' due to incidents of non-compliance and lack of co-operation with the Board on the list of incidents Rex produced from 2013 through 2024. Additionally, the recent the need to call the Sheriff for access to Westers section of the ditch for cleaning. The sheriff clarified to Wester the State law allowing access to his property for ditch maintenance was discussed. The sheriff also informed Wester that all liability for ditch maintenance is with the State. The HOA did provide Wester with a copy of the HOA's insurance policy as he requested. Tom Hamilton agreed that Wester's historical lack of cooperation with the HOA precludes him from serving on the Board.

### **NEW BUSINESS:**

1. Properties listed for sale in the subdivision are:

**Gans** – 40 Florida Place \

**D'Aleo** – 93 Riverfront Road

**Chamberlain** – 351 Pioneer Circle – just closed to Marie Louiselle & Joe Mullin)

**Flores** – 1035 Sundance Circle

**Carter** – 2700 CR 510

Rex stated that the houses for sale run from \$659,000 to \$975,000.

2. Well drilling. Anyone can apply with the Division of Water Resources for a well permit. All fees charged by the Metro District will continue to apply to any property owners with a well.

3. George Maki (681 Cassidy Drive) requested information on the process to get an 8' x 20' shed approved for placement on his property. He needs to put in writing the request. Marsha stated that the shed was already in place.

4. Crickett Holmes (710 Ranchos Florida Drive) verbally complained of barking dogs at 94 Pioneer Place. She also filed a complaint against the owners with the sheriff. A copy of the sheriffs' report is attached. HOA Rule #17 applies to Dogs. No official complaint was received by the HOA.

### **IRRIGATION**

1. PDC, Jessica, had sent an email to the HOA asking for help in collecting their delinquent project water fees. The HOA has no intention of assisting the PDC since "they" do not assist the HOA with the delivery of irrigation water.

3. We have received PDC board minutes for 2023. We have also requested the minutes for 2024. The Board will review and respond to those minutes.

4. Chris Harvey will be trained shortly as the assistant irrigation manager. He will fill in while Tom is on vacation next month.

5. Jeff Wester complained to the board about the leak in Sonny Hale's pond (389 Cassidy Drive) that is wasting water into Brice Draw. Tom Hamilton, Ditch Manager, explained to Wester that the HOA has no responsibility for the water once it leaves the weir on an individual's property. Hale has done extensive work on sealing his pond with bentonite. Water rights have been filed on the water in Brice Draw by Mike Shumway, Robin Boucher and Rex Emenegger.

6. Wester agreed to install a gate into his property for irrigation maintenance access by 6/22/24.

7. Gan's s(40 Florida Place) also needs to put in a gate so the HOA can access that section of ditch for maintenance. Since Gan's property is up for sale this needs to be mentioned to the Title company before the property is sold. Costs could fall upon a new owner if not taken care of before closing.

### **EXECUTIVE SESSION**

The Board went into executive session at 6:39 PM to discuss issues related with the PDC:

Minutes received by PDC.

Discussion on the meeting held by HOA and Tom Fiddler, Water Commission, on concerns with the PDC and water delivery.

The executive session ended at 7:15. Meeting adjourned at 7:49 pm

Wendy Ludgewart

ERF HOA Secretary