
ERFHOA Meeting

July 23, 2024

A regular monthly meeting for the El Rancho Florida HOA was held on July 23, 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, and Paul Maddex, 301 Pioneer Circle. The meeting was called to order at 5:00 PM.

MINUTES:

The minutes of June 11, 2024, were approved by an email circulated on June 20, 2024. A motion was made and passed to confirm that approval. The minutes will be sent to all the homeowners ASAP.

ADMINISTRATIVE

1. Accounts Receivable currently stand at Dues =\$1080.; Ditch Fees = \$1500. 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) Chris Liby \$333 (Asst. Irrigation Manager) and Rex Emenegger \$437.50 Ditch cleaning.

OLD BUSINESS:

1. Board of Directory vacancy – Nominations will continue to be accepted. The position will be filled at the Annual meeting if it remains vacant.

NEW BUSINESS:

1. Properties listed for sale in the subdivision are:
 - Gans** – 40 Florida Place
 - D'Aleo** – 93 Riverfront Road
 - Flores** – 1035 Sundance Circle
 - Carter** – 2700 CR 510
 - Wester** – 160 Brice Place
2. George Maki (681 Cassidy Drive) shed approval. The structure is a 'zircon type' building. It meets the setback requirement. It was approved.
3. **Fire Evacuation Plan** – Jeanne Batza (73 Ridge Place) asked about the subdivision's fire evacuation plan. There are two Units in the Subdivision, Unit 1 and Unit 2. In the event of a fire, the local fire departments will announce an evacuation. No one should remain if a call for an evacuation is given by the La Plata County Fire Departments.

4. **Fiber Optics update** – A right of way agreement prepared by Maynes, Bradford, Shipp and Sheftel was signed by the HOA and the Metro District. It has been forwarded to La Plata County who legally own the roads in the subdivision. Installation may begin this summer.

5. **CCR's (Covenants, Conditions and Restrictions)** – The attorney will be consulted regarding the current Declaration of Protective Covenants filed with the County. Marsha will then post those CCR's on the website.

6. Paul Maddex inquired as to the methodology of communicating with the HOA membership. Paul was informed the information regarding the HOA and the Metro District is posted on the website. Information also appears on the back of the monthly Metro utility bill. Additional information is sent by email. Postings on Facebook are not official information.

IRRIGATION

1. Jeff Wester still has not installed a gate on his property as they agreed to do by 6/22/24. Marsha will inform the Title Company of the violation. Access to the ditch is required for routine maintenance and repair.

2. Jody Gans (40 Florida Place) has removed the fence across the irrigation ditch preventing access. The new owners of the property will be advised as to the easement access.

3. Adjudicated water ran from May 1st to July 10th. The ditch is now 'on call for project water' only. Project water is anticipated to last until mid-August.

4. Marsha will send out with the July minutes that there will be an irrigation users' meeting at the pond on October 26th. The board rescheduled it for **after** the irrigation season.

No meeting in August. September meeting will be September 3rd and the October meeting will be on the 8th.

These minutes will be approved by email and circulated to the HOA membership ASAP.

Wendy Ludgewart
ERF HOA Secretary