

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION
REGULAR MEETING AT 5:00 PM**

(Tuesday)

September 17, 2024, at 220 Pioneer Circle

I. MINUTES: July 23, 2024 – Regular meetings

II. ADMINISTRATION:

1. **Accounts Receivable** = (Dues \$1080 Ditch \$1500)
2. **Payable** –SW Water Law \$138
3. Audit by Colorado Division of Unemployment for 2023 – Tuesday, August 27

III. OLD BUSINESS:

UPDATES:

1. Candidates for Board vacancy
2. CC & R discussion

IV. NEW BUSINESS:

a) New Owners: 1035 Sundance Circle

b) For Sale:

- | | |
|--------------------------------|---------------------------------|
| 1. James – 122 Brice Place | 5. Roberts 451 Pioneer Circle |
| 2. Daleo – 93 River Front Road | 6. Wester 160 Brice Place |
| 3. Juliana – 60 Pioneer Circle | 7. Martin 129 Brice Place |
| 4. Carter – 2700 CR 510 | 8. Gans 40 Florida Place |
| | 9. LePique/Rawls 94 Pioneer Pl. |

c) Use of homes for Airbnb:

91 Pioneer Place (Bernard); 537 Cassidy Dr.(Roop); 501 Pioneer Cir (Pralinsky)

d) Barking dog Complaint by Cricket Holmes (710 Ranchos Florida)

e) Review Covenants and adoption of Rule #33, Business Use of Lots.

f) Yard Sale

g) Annual Meeting

V. IRRIGATION:

1. Pioneer Ditch:

- a. Discussion on PDC minutes of board meetings - Update
- b. Irrigation User meeting October 26
- c. Project water extension period 8/30 - 9/6.
- d. Fall ditch spraying/cleaning
- e. Irrigation Managers 2025

VI. ADJOURN @ 6:30 PM

***Next Board meeting is October 8th @ 5:00 pm**