

# EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION MEETING MINUTES

October 8, 2024

The meeting was called to order at 5:10 pm at 220 Pioneer Circle. Present were Rex Emenegger - President, Eric Sibelius - Vice President, Wendy Ludgewart - Secretary and Tom Hamilton - Director, Marsha Moreland - Secretary/Administrator. Homeowners in attendance were Amy Bell (270 Pioneer Circle) and Paul Maddex (301 Pioneer Circle).

The agenda for this meeting was approved.

## I. Minutes

1. Minutes of September 17, 2024 were approved and are to be emailed to the homeowners ASAP.

## II. Administration:

- Accounts receivable: Marsha collected all the delinquent fees owed to the HOA. No liens to be filed.
- Accounts payable: Total payables are: \$1,074.24 (Schmidt, Emenegger, Liby, Cross, Basin Co-op)
- Annual Meeting Agenda:
  - a. Approve last year's Annual Meeting Minutes.
  - b. Election of officers – Board appointed Wendy, Tom, and Marsha to Nominating Committee for at the Annual Meeting
  - c. 2025 Yard Sale
  - d. 2024 Irrigation Report
  - e. Fire Evacuation Plan
  - f. Update on fiber optics for the subdivision
  - g. Use of homes for. Airbnb/VRBO
  - h. Budget 2025

## III. Old Business

Candidates for Board vacancy: The Nominating Committee (chaired by Wendy) will put together a short self-nomination form. The form will be sent to all the homeowners. Candidates are encouraged to submit a **short** biography for distribution with the election packet. The election will be held at the Annual Meeting on February 11, 2025

## New Business

1. New owners: 1035 Sundance Circle (Dan & Carol Corwine), 93 River Front (Robert Williamson & Danelle Oster) and 501 Pioneer Circle (Mauri Lowery) have recently sold.
2. Houses for sale: There are currently 6 properties for sale: Wester - 160 Brice Place; Carter – 2700 CR 510; Gans – 40 Florida Place; Martin – 129 Brice Place; Roberts – 451 Pioneer Circle; LePique/Rawls – 94 Pioneer Place.
3. Use of homes for Airbnb/VRBO: There are currently 3 properties being used as short term rentals. There have also been two inquiries from realtors regarding the use of properties as short term rentals. Short-term rentals were discussed at the 2023 Annual meeting and the membership tabled the discussion. This will be an agenda item to the 2025 Annual Meeting. A letter will be sent to Roop (537 Cassidy), Bernard (91 Pioneer Place) and Nash (250 Pioneer Circle) reminding them that all properties in the subdivision are classified as Single Family Residences.

4. Gladden (692 Sundance Circle) Complaint – hunting deer in the subdivision. A neighbor had killed a deer with a bow and arrow. The neighbor had a deer tag and was harvesting the deer on his own property for his own consumption. The resident was advised that hunting is not allowed in the subdivision

**Rule # 24 Restrictions.** No hunting is allowed in the subdivision.

5. **Discussion on revision of Rules & Regulations:**

A review of the Rules & Regulations began:

The rules will be updated for compliance with State and County regulations.

They will be edited for regulation and compliance with the Metro District's service plan.

They will be consolidated for redundancy.

They will be modified as currently applicable to the HOA.

A motion was made and passed to table further discussion on the 'Rules' until the next meeting.

6. Business Use of Lot – Crickett Holmes (710 Ranchos Florida) – Crickett reported to Rex that she will move the business vehicles and equipment stored at her property at 601 Ranchos Florida to her recently purchased property at 451 CR 510 as soon as she receives final approval from La Plata County. The Board response to the numerous homeowner complaints was tabled
7. Barking Dog Complaint - Cricket Holmes -A letter will be sent regarding the complaint of dogs barking at 94 Pioneer Circle. There have been no complaints from any of the neighbors. Both the Sheriff's office and Animal Control have investigated the incidents. There is no basis for responding to the complaint.
8. The Board authorizes Wendy and Eric to spend up to \$500 for the development of a website exclusive to the HOA. They will also secure a new email address for the HOA.
- 9.. Irrigation  
Amy Bell (270 Pioneer Circle) applied for the position of Ditch Manager. She was advised that the position is not currently vacant. She was encouraged to familiarize herself with the irrigation documents available on our website, on the Pioneer Ditch Company website and with the irrigation sections of the Colorado Revised Statutes. She was advised that there may be a board vacancy on the Pioneer Ditch Company. Amy also requested the Board to consider ZOOM meetings.
10. The Irrigation Meeting scheduled for October 26 is cancelled.

Adjournment: Meeting adjourned at 7:15 p.m. The next meeting will be November 12 at 220 Pioneer Circle at 5:00 pm.

\_\_\_\_\_, Secretary