**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION MEETING MINUTES**

**September 17, 2004**

The meeting was called to order at 5:15 pm at 220 Pioneer Circle. Present were Rex Emenegger - President, Eric Sibelius - Vice President, Wendy Ludgewait - Secretary and Tom Hamilton - Director.

The agenda was approved.

1. Minutes
	1. Minutes of July 23, 2024 were approved as amended, and are to be emailed to the homeowners ASAP.
2. Administration
3. Accounts receivable: There is still $1080 in HOA dues and $1500 in ditch fees outstanding (see attached Delinquent accounts list from 8/19/24). Marsha will need to recheck that this is still the outstanding amount as several homeowners say they’ve paid.

There was a suggestion that we be proactive about filing a lien on any property up for sale that currently owes money to the HOA. (Gans & Julianna)

1. Accounts payable: SW Water Law bill for $138 was paid online.
2. The Audit, by Colorado Division of Unemployment for 2023, was completed successfully.
3. Old Business
4. Candidates for Board vacancy: There has been no interest from the membership about running for the Board. The Nominating Committee (chaired by Wendy) will put together a short form and post it so that anyone who has an interest can submit their nomination. The election will be held at the Annual Meeting in February.
5. CC&R: Rex researched the status of our documentation online. We have recorded 5 Covenant documents (1977, 1992, 2008 (2 documents) and 2015. Although we have records of all the ballots cast, the wrong draft of the Covenants was recorded in 2015, with an inaccurate covenant section regarding the business use of lots. Our attorney has advised that our Covenants are legal and binding. To clarify the section of the Covenants (C-2) regarding the business use of lots, Rule # 33 was adopted unanimously. **Business Use of Lots**. No lot or building in the Subdivision will be used for any commercial or business purposes except where:
6. There are no frequent walk-in customers
7. There are no outside signs
8. There are no noisy activities that may disturb neighbors
9. There are no environmentally harmful or noxious activities
10. There is no frequent heavy traffic
11. There is no excessive outside storage of inventories
12. There is no storage of business-related vehicles, equipment or machinery that would create an eyesore for the community.
13. New Business
14. New owners and properties for sale: There are currently 9 properties for sale. 1035 Sundance and 93 River Front have recently sold.
15. Use of homes for Airbnb/VRBO: The Board received a complaint from Mary Wheeler (700 Pioneer Circle) regarding the use of a property in the neighborhood as an VRBO/Airbnb. There are currently 2 properties being used as short term rentals. There has also been one inquiry from a realtor regarding the use of properties as short term rentals. The Board discussed short-term rentals at the 2022 Annual meeting and the membership tabled the discussion. It was decided to add this as an agenda item to the 2025 Annual Meeting.
16. Barking dog complaint: The Board received another complaint from Cricket & Carl Holmes (710 Ranchos Florida Drive) regarding barking dogs at 92 Pioneer Place. The Board discussed the fact that none of the neighbors directly surrounding the “offending” property have made complaints. The 92 Pioneer Place property is also located approximately 600 feet to the northeast . Ms Holmes has already called Animal Control and on May 26th filed a complaint with the Sheriff’s Department, who dispatched officers. Based on the incident report (see attached), the Board decided that there is no basis in pursuing the complaint further.
17. Yard sale: It was decided not to do a neighborhood yard sale this year due to lack of interest. We will ask members at the Annual Meeting in 2025 if they would like to do one next year.
18. Annual meeting: To be added to the meeting agenda:
	1. Airbnb/VRBO use.
	2. 2025 yard sale
	3. 2024 Irrigation Report
	4. Fire Evacuation plan.
	5. Fiber Optic Report
19. Irrigation
	1. Pioneer Ditch Company minutes review: This item was tabled
	2. Irrigation water users meeting: It was decided since the season was good and there were very few complaints that we would not hold an irrigation meeting with the water users this year.
	3. Project water extension: We were on project water until Labor Day. Tom Fiddler, Water Commissioner informed us that the water was extended until mid-September.
	4. Fall ditch cleaning: Rex is scheduled to do cattail mitigation/weed spraying next week. He estimates it will take 2 people about 6 hours of work each. There was discussion about purchasing a rig and sprayer and finding someone to do the labor in the future.
	5. Irrigation manager: Tom Hamilton is not sure he will continue managing the ditch next year. If he doesn’t, Chris Lady has expressed interest in the job.
20. Adjournment: Meeting adjourned at 7:15 p.m. The next meeting will be October 8 at 220 Pioneer Circle at 5:00 pm.