

Minutes of the Annual Meeting of the Rinn Valley Ranch Homeowners Association

Location: 3481 Cottonwood Circle

December 5, 2017

Proof of Meeting Notice: The meeting notice was mailed to all registered homeowners, posted on the website and the on the RVR news bulletin boards.

Board Members Present: Carl Mies-President , Shannon Schnell-Vice President, Gale Lenehan-Treasurer, Nancy Stafford-Secretary, John Hansen-Community Improvement

Board Members Absent: None

Committee Members Present: Representative-Enforcement Committee

Committee Members Absent: None

Residents in Attendance: 14

Call to Order: The meeting was called to order by Board president Carl Mies at 6:35 P.M.

- Approval of Minutes:**
Minutes from the HOA Board meeting held on November 7, 2017 were reviewed by the Board. The minutes were approved unanimously.
- Next Board Meeting:**
The next meeting of the HOA Board will be held on Tuesday, January 9, 2018 at 6:30 PM. The meeting will be held at the Schnell home, located at 3312 Birch Road. All homeowners are encouraged to attend.
- Treasurer's Report:**
The November financial report was distributed and reviewed by Gale Lenehan.

Ordinary Income/Expense	2017 Budget	November	Year to Date	Notes For this month
Income				
Dues (148 homes)	\$51,800	\$350.00	\$48,390.64	
Fines	\$200		\$75.00	
Interest	\$25	\$4.90	\$65.44	Both Accts.
Late Fees	\$500		\$425.00	
Transfer Fees	\$500	\$75.00	\$850.00	
Total Income	\$53,025	\$429.90	\$49,806.08	
Expense				
DORA			\$0.00	
Insurance - Liability Insurance	\$150		\$127.00	
Landscaping				
Community Clean up	\$1,300		\$805.00	
Maintenance	\$13,000		\$8,098.46	
Mowing	\$20,000	\$723.00	\$21,561.33	Ward Lawn Ser - Field 1 - 10/23/17
Snow Removal	\$600		\$261.76	
Sprinkler Repair	\$500		\$276.65	
Total Landscaping	\$35,400	\$723.00	\$31,003.20	
Bank Service Charge			\$53.00	
P.O. BOX	\$82		\$0.00	

Postage and Delivery	\$200	\$98.00	\$192.00	Stamps (Annual Budget mailing)
Legal Fees	\$800		\$1,199.00	
Supplies (Paper, Ink . . etc)	\$0	\$8.84	\$98.84	Labels
Repairs				
Community Improvements	\$0		\$136.94	
Secretary of State	\$10		\$0.00	
Utilities				
Gas & Electric	\$2,800	\$315.93	\$2,353.21	
Water	\$13,000	\$47.96	\$13,698.75	
Total Utilities	\$15,800	\$363.89	\$16,051.96	
Web Site	\$15		\$0.00	
Total Expenses	\$52,457	\$1,193.73	\$48,710.10	
Account Balances				
Accounts Payable	\$1,193.73			
Accounts Receivable	\$429.90			
First Bank (Savings)	\$58,672.34			
Pump Balance	\$30,000.00			
First Bank (Checking)	\$9,059.38			

- **DRC Committee:**

- Jeremy Brown has resigned as chairman of the DRC committee. Any homeowner who is interested in chairing this committee is invited to contact the Board.
- 9385 Homestead – request to replace the front porch and replace some mulch areas with rock – approved.
- 3434 Cottonwood – request to replace some mulch areas with rock for trailer storage – approved.
- 9375 Cottonwood – request to replace the roof – approved.

- **Enforcement Committee:**

- One homeowner received a notice regarding landscaping in ditch area.

- **Community Improvement:**

- John reported the vendor who supplied the sign located at the south entrance is not interested in working with the HOA to return the sign. A number of good ideas on how the sign might be repurposed have come from the community and are under consideration by the Board.
- There was no update on the conversion of park irrigation to non-potable water.
- John continues to talk with the city about expanding the park’s play equipment.

- **Old Business:**

- Jackie Sexson volunteered to prepare a Request for Pricing (RFP) for community landscaping services. If any homeowner knows of a company who might be interested in bidding this work, please notify the Board. Jackie was not present to provide an update.
- Shannon is in contact with the city regarding dead tree removal along Bella Rosa Parkway.

- As part of the ongoing discussion regarding moving the HOA accounts to banking institutions that offer better interest rates and less fees, it was decided that three banking institutions should be examined. Mary Ellen Hornbacher volunteered to research this item and provide information to the Board.
- **New Business:**
 - Results of voting on the 2018 budget and open Board seats were counted by a volunteer homeowner. The results are as follows:
 - The 2018 budget was approved. There were 20 votes to approve the budget and 1 vote against approval.
 - Board seat results: Gale Lenehan – 19 votes, John Hansen – 18 votes, Nancy Stafford – 21 votes, Jackie Sexson – 1 vote
 - The Board unanimously approved positions on the Board as follows: Shannon Schnell – President, Carl Mies – Vice President, Gale Lenehan – Treasurer, Nancy Stafford – Secretary, John Hansen – Community Improvement.
- **Open Floor:**
 - The Hansen's are checking with the Town to see if a permit is required to hold events that are open to the public in the park.
 - The community was reminded that the Board does not respond to discussions on social media sites. All communication with the Board must be made through the rinnvalleyranch.org website.
 - Some changes to the community covenants have been requested. Carl explained that it is the intent of the Board to have an attorney review the HOA covenants in 2018. The community will be given the opportunity to vote on any changes to the covenants.

Adjournment: The meeting was adjourned at 8:09 P.M.

Important Community Reminders

- The community speed limit is **25 MPH**. Please observe the limit.
- All dogs must be kept on a leash and under your control when outside of your fenced yard. This is an ordinance for the Town of Frederick. You can read the full ordinance at: <http://www.codepublishing.com/CO/Frederick/?FrederickNT.html>.
- **Please do not leave dog waste on the walking trail or any of the community common areas.** It is the owner's responsibility to pick up after your dog at all times.
- Motorized vehicles are not allowed to travel along the ditch behind the homes along Cottonwood Circle and Homestead.
- If landscaping or other materials must be left on the road overnight, please clearly mark the piles. It can be difficult to see the piles when walking or running on the roads after dark.
- Beginning in 2017 homeowners will not be allowed to throw yard waste over the fence into the open areas.
- In order to keep our community looking great, eliminate any weeds growing in the rocky areas around your home.

Safety Alert: Do you park at the bus stop and wait for the school bus? Please park at least two car lengths from the stop signs so cars can have an unobstructed view of the intersection.