

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

Location: Rinn Valley Ranch Park

June 19, 2018

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: Shannon Schnell- President, Carl Mies-Vice President, Nancy Stafford-Secretary, John Hansen-Community Improvement

Board Members Absent: Gale Lenehan-Treasurer

Committee Members Present: Representative-Enforcement Committee, Carl Mies-DRC Committee

Committee Members Absent: None

Residents in Attendance: 2

Call to Order: The meeting was called to order by Board president Shannon Schnell at 6:34 P.M.

- **Approval of Minutes:**
Minutes from the HOA Board meeting held on May 22, 2018 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, July 17, 2018 at 6:30 PM. The meeting will be held in Rinn Valley Ranch Park. All homeowners are encouraged to attend.

Treasurer's Report:

Gale Lenehan was absent, no financial report was presented.

Rinn Valley Ranch HOA 2018 Budget				
Ordinary Income/Expense	2018 Budget	May	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$350.00	\$50,725.00	145 Homes
Fines	\$200		\$25.00	
Interest	\$50	\$87.03	\$200.46	
Late Fees	\$500	\$125.00	\$475.00	
Transfer Fees	\$500		\$375.00	
Other	\$0		\$0.00	
Total Income	\$53,050	\$562.03	\$51,800.46	

Expense				
DORA	\$35		\$0.00	
Insurance - Liability Ins	\$150		\$127.00	
Landscaping				
	Community Clean up	\$1,000	\$0.00	
	Maintenance	\$8,000	\$457.00	\$1,371.00
	Mowing	\$22,000		\$0.00
	Snow Removal	\$600		\$0.00
	Sprinkler Repair	\$500	\$389.76	\$501.76
				Ward
Total Landscaping	\$32,100	\$846.76	\$1,872.76	
Bank Service Charge	\$0		\$0.00	

P.O. BOX	\$82		\$102.00	
Postage and Delivery	\$200		\$0.00	
Legal Fees	\$1,000		\$175.00	
Supplies (Paper, Ink . . etc)	\$200		\$0.00	
Community Improvements	\$0		\$0.00	
Capital Improvement				
	New Sign	\$6,000		\$0.00
Secretary of State	\$10		\$0.00	
Utilities				
	Gas & Electric	\$2,800	\$208.57	\$951.11
	Water	\$14,000	\$62.90	\$257.62
Total Utilities		\$16,800	\$271.47	\$1,208.73
Web Site	\$15		\$0.00	\$0.00
Total Expenses		\$56,592.00	\$1,118.23	\$3,485.49

Account Balances			
	Accounts Payable	\$1,118.23	
	Accounts Receivable	\$562.03	
	Money Transferred	\$0.00	
	First Bank (Checking)	13,913.03	
	First Bank (Savings)	\$71,876.10	
	Pump Balance	\$30,000.00	

- **DRC Committee:**

- The Board is looking for a homeowner to permanently chair the DRC committee. Any homeowner who is interested in chairing this committee is invited to contact the Board.
- Carl reported the following DRC activity:
 - 3350 Birch – installation of dog run – request rescinded.
 - 3301 Birch- replace mulch with rock in planting bed – approved.
 - 3435 Red Hawk Lane- fencing & landscaping plan – approved.

- **Enforcement Committee:**

- One homeowner received a courtesy letter for removal of boat parked in yard.
- **Reminder to all Homeowners: Homeowners are not allowed to throw yard waste over the fence into the open areas. The landscaping vendor will be asked to clean up the waste and the homeowner will be charged for the waste removal.**
- **Reminder to all Homeowners: The Enforcement Committee is issuing letters regarding weeds in rocked areas. In order to keep our community looking great, please eliminate any weeds growing in the rocked areas around your home.**

- **Community Improvement:**

- The Town of Frederick has asked the HOA if it would like to take responsibility for setting the timers on the irrigation system. Since the HOA pays the water bill, it was determined it is appropriate for the HOA to control the irrigation system. A motion was made and passed unanimously that the HOA will enter into an agreement with the Town.
- South Entrance Sign Removal – the Town does not need to approve the installation of the stone benches to be made from the stone in the south entrance sign. It was decided that the sign will be removed first, then the benches will be cut and installed.
- Low hanging tree branches and invasive weeds are issues that need to be addressed on the community walking path. Carl Mies volunteered to remove the low branches and spray the trail for weeds. A motion was made and passed unanimously allowing Carl to do the work. Another motion was made and passed

unanimously allowing Carl to be reimbursed for an amount not to exceed \$50.00 for the cost of the weed spray chemicals.

- **Old Business:**

- HOA Accounts Audit: Shannon will request a quote for an audit of the HOA accounts.
- Damaged Trees along Bella Rosa Parkway: The HOA would like to give special thanks to Shannon & John for their continued efforts to get the Town of Frederick to address the damaged and downed trees. These trees posed a danger to both pedestrians and drive-by traffic. Initially the Town removed the most dangerous branches; then more extensive removal was completed and the issue is now fully resolved. Shannon and John were very influential in getting this issue addressed.

- **New Business:**

- No new business was presented.

- **Open Floor:**

- There were no open floor issues.

Adjournment: The meeting was adjourned at 7:01 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.
- **Homeowners are not allowed to throw yard waste over the fence into the open areas. The landscaping vendor will be asked to clean up the waste and the homeowner will be charged for the waste removal.**
- **In order to keep our community looking great, please eliminate any weeds growing in the rocked areas around your home.**