

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

Location: Rinn Valley Ranch Park

July 17, 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, Gale Lenehan-Treasurer, Nancy Stafford-Secretary, John Hansen-Community Improvement

Board Members Absent: None

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

Committee Members Absent: None

Residents in Attendance: 11

Call to Order: The meeting was called to order by Board president Shannon Schnell at 6:37 P.M.

- **Approval of Minutes:**
Minutes from the HOA Board meeting held on July 17, 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, August 21, 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 presented the financial report for June, 2018. Gail reported that all 148 Homeowners had paid their 2018 dues.

Rinn Valley Ranch HOA 2018 Budget				
Ordinary Income/Expense	2018 Budget	June	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$350.00	\$51,075.00	146 Homes
Fines	\$200		\$25.00	
Interest	\$50	\$81.53	\$281.99	
Late Fees	\$500	\$100.00	\$575.00	
Transfer Fees	\$500	\$75.00	\$450.00	
Other	\$0		\$0.00	
Total Income	\$53,050	\$606.53	\$52,406.99	

Expense				
DORA	\$35		\$0.00	
Insurance - Liability Ins	\$150		\$127.00	
Landscaping				
	Community Clean up	\$1,000		\$0.00
	Maintenance	\$8,000	\$457.00	\$1,828.00
	Mowing	\$22,000	\$2,832.00	\$2,832.00
	Snow Removal	\$600		\$0.00
	Sprinkler Repair	\$500	\$74.05	\$575.81
				Technician & (parts \$6.05)

Total Landscaping		\$32,100	\$3,363.05	\$5,235.81
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	\$223.37	\$1,174.48
	Water	\$14,000	\$679.47	\$937.09
Total Utilities		\$16,800	\$902.84	\$2,111.57
Web Site		\$15	\$0.00	\$0.00
Total Expenses		\$56,592.00	\$4,265.89	\$7,751.38

Account Balances			
	Accounts Payable	\$4,265.89	
	Accounts Receivable	\$606.53	
	Money Transferred		
	First Bank (Checking)	\$9,700.97	As of June 26, 2018 - Bank Statement
	First Bank (Savings)	\$71,957.08	As of June 29, 2018 - Bank Statement
	Pump Balance	\$30,000.00	Not included in Savings Account

● **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.
- DRC activity June 19th through July 17th:
 - 3344 Mourning Dove Court – replace roof & gutters – request approved.
 - 3525 Rinn Valley Drive- replace roof – approved.
 - 9380 Homestead Drive- repaint house – approved.
 - 9355 Cottonwood Circle – replace roof – approved.

● **Enforcement Committee:**

- No courtesy letters were issued.
- **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 removal of the sign is scheduled for 10:00 AM on August 10th. A request for volunteers will be sent to the community. The sign removal should take only a few hours. The installation of the benches will be scheduled at a future date.

- **Old Business:**
 - HOA Accounts Audit: Shannon will request a quote for an audit of the HOA accounts.
- **New Business:**
 - No new business was presented.
- **Open Floor:**
 - There was a question regarding the ownership of the white fencing installed by Lennar. The HOA has no responsibility for fencing in the community. Homeowners can refer to their property deeds for further information.

Adjournment: The meeting was adjourned at 7:00 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.**