

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

Location: Rinn Valley Ranch Park

August 21, 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: 12

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

- **Approval of Minutes:**
Approval of the July minutes was tabled to the September meeting.

- **Next Board Meeting:**
The next meeting of the HOA Board will be held on Tuesday, September 25, 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 as of July 26, 2018.

Rinn Valley Ranch HOA 2018 Budget				
Ordinary Income/Expense	2018 Budget	July	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$1,050.00	\$52,125.00	All HOA Dues have been paid
Fines	\$200		\$25.00	
Interest	\$50	\$88.43	\$370.42	
Late Fees	\$500	\$300.00	\$875.00	
Transfer Fees	\$500	\$75.00	\$525.00	
Other	\$0		\$0.00	
Total Income	\$53,050	\$1,513.43	\$53,920.42	

Expense				
DORA (HOA License Renewal)	\$35	\$18.00	\$18.00	
Insurance - Liability Ins	\$150		\$127.00	
Landscaping				
Community Clean up	\$1,000	\$41.95	\$41.95	Weed Killer
Maintenance	\$8,000	\$457.00	\$2,285.00	August - Ward
Mowing	\$22,000	\$2,832.00	\$5,664.00	Fields 1,2,3,4,5
Snow Removal	\$600		\$0.00	
Sprinkler Repair	\$500	\$93.16	\$668.97	
Total Landscaping	\$32,100	\$3,424.11	\$8,659.92	
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	\$236.13	\$1,410.61
	Water	\$14,000	\$2,604.25	\$3,541.34
Total Utilities	\$16,800	\$2,840.38	\$4,951.95	
Web Site	\$15		\$0.00	
Total Expenses	\$56,592.00	\$6,282.49	\$14,033.87	

Account Balances				
	Accounts Payable	\$6,282.49		
	Accounts Receivable	\$1,512.43		
	Money Transferred	\$10,000.00	From Checking to Savings	
	First Bank (Checking)	\$14,993.89	As of July 26, 2018 - Bank Statement	
	First Bank (Savings)	\$62,045.10	As of July 31, 2018 - Bank Statement	
	Pump Balance	\$30,000.00	Not included in Savings Account	

A number of outstanding bills was discussed. A motion to pay all outstanding bills received in July was unanimously approved.

- **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 July 17th through August 21st:
 - 3371 Birch Rd- exterior paint – request approved.
 - 9340 Cottonwood Circle- replace roof – approved.
 - 3385 Birch Rd- exterior paint & replace roof – approved.
 - 9380 Homestead – exterior paint & replace roof – approved.
 - 3341 Birch Road – replace roof – approved.
 - 3515 Rinn Valley Drive – replace roof – approved.

- **Enforcement Committee:**

- Nineteen courtesy letters were issued. No fine 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:**

- South Entrance Sign Removal – the removal of the sign is rescheduled for Saturday Sept. 8th at 10:00 AM. 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: There is no update on this issue.
- The Town has submitted an agreement for the HOA to take responsibility for the control of the park watering schedule. The Board postponed a vote on the agreement allowing Board members more time to review the agreement.
- **New Business:**
 - No new business was presented.
- **Open Floor:**
 - Issues with the walking path were discussed:
 - i. At Homestead & Road 20.5-hole in path.
 - ii. Prairie dogs spreading close to the path near the retention pond.
 - iii. Repairs to the path should be included in the 2019 budget.
 - 3310 Birch Road-homeowner requested a waiver to the HOA restriction regarding the number of trailers allowed. The homeowner was asked to submit a written request for the waiver to the Board.

Adjournment: The meeting was adjourned at 7:21 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.**