

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

Location: 3312 Birch Road

January 10, 2019

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

Board Members Present: Shannon Schnell-President, Catherine Reed- President-Elect, Gale Lenehan-Treasurer, Nancy Stafford-Secretary, Lee Milne-Community Improvement

Board Members Absent: Carl Mies-Vice President

Committee Members Present: Representative-Enforcement Committee

Committee Members Absent: None

Residents in Attendance: 9

Call to Order: The meeting was called to order by Shannon Schnell at 6:42 P.M.

- Shannon called for a motion to appoint Catherine as Board president for 2019. The motion was approved unanimously by the Board.
- **Approval of Minutes:**
Minutes from the RVR Board meetings for December were reviewed by the Board. The minutes were approved unanimously.
- **Next Board Meeting:**
The next meeting of the RVR Board will be held on Tuesday, February 5, 2019 at 6:30 PM. The meeting will be held at the home of Bob and Gale Lenehan, 3481 Cottonwood Circle. All homeowners are encouraged to attend

Treasurer's Report: Gale Lenehan presented the financial reports for December, 2018. The report can be found following the minutes

| Rinn Valley Ranch HOA 2018 Budget | | | | |
|--------------------------------------|-----------------|-------------------|--------------------|-----------------------------|
| Ordinary Income/Expense | 2018 Budget | December | Year to Date | Notes For this month |
| Income | | | | |
| Dues | \$51,800 | \$1,050.00 | \$53,175.00 | \$1050.00 for 2019 HOA Dues |
| Fines | \$200 | | \$115.00 | |
| Interest | \$50 | \$41.18 | \$536.39 | |
| Late Fees | \$500 | \$0.00 | \$875.00 | |
| Transfer Fees | \$500 | | \$750.00 | |
| Other | \$0 | | \$67.63 | |
| Total Income | \$53,050 | \$1,091.18 | \$55,519.02 | |
| Expense | | | | |
| DORA | \$35 | | \$18.00 | |
| Insurance - Liability Insurance | \$150 | \$0.00 | \$127.00 | |
| Landscaping | | | | |
| Community Clean up | \$1,000 | \$0.00 | \$41.95 | |

| | | | | | |
|--------------------------|--------------------------------|-----------------|-------------------------------|--------------------|------------------------------------|
| | Maintenance | \$8,000 | \$0.00 | \$3,699.65 | |
| | Mowing | \$22,000 | \$0.00 | \$16,634.00 | |
| | Snow Removal | \$600 | \$0.00 | \$0.00 | |
| | Sprinkler Repair | \$500 | \$0.00 | \$749.97 | |
| Total Landscaping | | \$32,285 | \$0.00 | \$21,270.57 | |
| | | | | | |
| | P.O. BOX | \$82 | \$0.00 | \$102.00 | |
| | Postage and Delivery | \$200 | \$180.00 | \$180.00 | Proposed Budget & 2019 HOA dues |
| | Legal Fees | \$1,000 | \$0.00 | \$343.00 | |
| | Supplies (Paper, Ink . . etc.) | \$200 | \$63.49 | \$258.80 | Envelopes |
| | | | | | |
| | Community Improvement | | | | |
| | New South Sign | \$6,000 | \$0.00 | \$876.43 | |
| | | | | | |
| | Secretary of State | \$10 | \$0.00 | \$0.00 | |
| | | | | | |
| | Utilities | | | | |
| | Electric | \$2,800 | \$236.36 | \$2,934.32 | |
| | Water | \$14,000 | \$376.95 | \$13,783.44 | |
| | Total Utilities | \$24,292 | \$856.80 | \$18,477.99 | |
| | | | | | |
| | Web Site | \$15 | \$0.00 | \$10.79 | |
| | | | | | |
| | Total Expenses | \$56,592 | \$856.80 | \$39,759.35 | |
| | | | | | |
| | | | | | |
| Account Balances | | | | | |
| | Accounts Payable | \$856.80 | | | |
| | Accounts Receivable | \$1,091.18 | | | |
| | Transferred | \$0.00 | | | |
| | First Bank Checking | \$11,850.51 | As of 12/26/18 Bank Statement | | |
| | Frist Bank Savings | \$42,206.34 | As of 12/31/18 Bank Statement | | |
| | Pump Fund | \$30,000.00 | Pump Fund - | Total in Savings | \$72,206.34 |

- **DRC Committee:**

- The DRC committee will make recommendations to the Board regarding garden shed materials.
- DRC activity through January 24th:
 - 3350 Birch Rd – roof and exterior paint-approved.
 - 3415 Red Hawk Ln - exterior repaint and lattice addition – approved.

- **Enforcement Committee:**

- Eight courtesy letters were issued for various issues. Two fine letters were issued for an excessive number of trailers.

- **Community Improvement:**

- South entrance sign-now that the 2019 budget has been approved, work on the sign proposal can begin. There was a question on whether the community still wanted a sign in this location. It was noted that the community had been surveyed in the past; the response was highly in favor of signage at that time.
- Landscaping bids – a third bid has been received. The Board will review and award the contract for the 2019 season. The Board wishes to thank Shannon for her work on this issue.

- **Old Business:**
 - In 2018 the Board signed an agreement with the Town that the HOA would be responsible for the watering schedule for the park, as the HOA pays the water bill. The Board needs a community member to be responsible for the watering schedule. If no one volunteers, the Board may have to cancel the agreement and the Town will again assume responsibility for the watering schedule.
 - **New Business:**
 - The park irrigation system was shut off in October; some high water bills were received in December. Gale volunteered to contact Left Hand Water for more details on the amounts owed.
 - A number of ideas were discussed to increase safety in the community:
 - Installation of gates at entrances
 - Establishing a community watch program
 - Requesting the Town to install more street lights
- **Open Floor:**
 - Items discussed during open floor:
 - i. A homeowner asked if they needed permission to have chickens. The current covenants do not permit either chickens or bees. Changing this covenant would require a 2/3 approval from the community.
 - ii. A discussion followed on the need to update all of the covenants. It was suggested the community hire a management company to assist the Board and/or that a committee of homeowners work on the revisions. Any revisions will have to be reviewed by our attorney. The Board will further discuss this issue at the February meeting.
 - iii. A homeowner asked if there were plans for developing the open space behind the park. The park is owned by the Town, the Board would have to speak with the Town about any further development. One hundred percent of the surrounding homeowners would have to agree to any changes.

Adjournment: The meeting was adjourned at 7:59 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 rocky areas around your home.

