

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

Location: Home of Bob & Gale Lenehan, 3518 Cottonwood Circle

October 23, 2019

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

**Board Members Present:** William Mahoney- Vice President, Gale Lenehan-Treasurer, Nancy Stafford- Secretary

**Board Members Absent:** Carl Mies- President, John Hanson- Community Improvement

**Committee Members Present:** Lee Milne-DRC, Enforcement

**Committee Members Absent:** None

**Residents in Attendance:** 6

**Call to Order:** The meeting was called to order by William Mahoney at 6:32 P.M.

- **Approval of Minutes:**

Minutes from the RVR Board meeting for August were reviewed by the Board. The minutes were unanimously approved.

- **Next Board Meeting:**

The next meeting of the RVR Board will be held on Wednesday, December 11, 2019 at 6:30 PM. The meeting will be held at the home of Bob & Gale Lenehan, 3518 Cottonwood Circle. All homeowners are encouraged to attend.

**Treasurer's Report:** Gale Lenehan presented the financial report for September, 2019. All homeowners have paid their 2019 annual dues. The treasurer's report was approved unanimously by the Board.

### Rinn Valley Ranch HOA 2019 Budget

Ordinary Income/Expense	2019 Budget	September	Year to Date	Notes For this month
<b>Income</b>				
Dues	\$51,800	\$0.00	\$50,325.00	
Fines	\$50	\$0.00	\$100.00	
Interest	\$400	\$37.63	\$815.18	both Accounts
Late Fees	\$150	\$0.00	\$850.00	
Transfer Fees	\$500	\$75.00	\$525.00	
United Power Capital Credit Refund	\$50	\$0.00	\$76.27	
<b>Total Income</b>	<b>\$52,950</b>	<b>\$112.63</b>	<b>\$52,691.45</b>	
<b>Expense</b>				
DORA	\$20	\$0.00	\$25.00	
Insurance - Liability Insurance	\$150	\$0.00	\$127.00	
Landscaping				
Community Clean up	\$1,000	\$1,548.00	\$1,548.00	Pathway Gravel - Wards
Maintenance	\$7,000	\$1,023.76	\$4,618.66	480.00 Wards - 543.76 Lights
Mowing	\$20,000	\$2,832.00	\$11,328.00	August
Snow Removal	\$0	\$0.00	\$0.00	

Sprinkler Repair	\$800	\$111.04	\$565.08	Wards
<b>Total Landscaping</b>	<b>\$28,970</b>	<b>\$5,514.80</b>	<b>\$18,059.74</b>	
Bank Activity Charge	\$0			
P.O. BOX	\$125	\$0.00	\$118.00	
Postage and Delivery	\$200	\$0.00	\$16.20	
Legal Fees	\$500	\$0.00	\$190.00	
Supplies (paper, Ink...etc.)	\$200	\$0.00	\$133.49	
Capital Improvement				
New South Sign	\$6,000	\$0.00	\$0.00	
Secretary of State	\$10	\$0.00	\$10.00	
Utilities				
Electric	\$3,000	\$502.16	\$2,287.75	
Water	\$14,000	\$3,120.10	\$7,879.85	
<b>Total Utilities</b>	<b>\$24,035</b>	<b>\$3,622.26</b>	<b>\$10,167.60</b>	
Web Site	\$15	\$0.00	\$10.79	
<b>Total Expenses</b>	<b>\$53,020</b>	<b>\$9,137.06</b>	<b>\$28,724.33</b>	

Account Balances			
Accounts Payable	\$32,839.50		
Accounts Receivable	\$112.63		
Transferred	\$33,702.44	SA to CK	
First Bank Checking	\$19,669.20	\$43,738.00	
First Bank Savings	\$58,003.79	Savings/Pump	\$64,301.35
Pump Fund	\$6,297.56	\$23,702.44	

- **DRC Committee:**

- The DRC committee reported that all recent requests have been routine and approved with no issues.
- DRC approved requests through June 21, 2019 – October 23, 2019 are:
  - 3341 Birch Road – exterior paint
  - 3310 Birch Road – exterior paint
  - 3340 Birch Road – roof replacement
  - 3407 Cottonwood Circle- driveway repair, extension
  - 9410 Homestead- shed installation
  - 3410 Homestead – shed installation
  - 3346 Mourning Dove Court – exterior paint, roof replacement

- **Enforcement Committee:**

Enforcement Committee representative reported 22 letters were sent to homeowners.

- **Community Improvement:**

- Park Irrigation- The Board will work with the Town to resolve irrigation issues for the 2020 watering season.
- Exercise Trail Repairs- The exercise trail has been repaired. Ward's did a good job making trails repairs.
- Prairie Dogs Issue - John will work with the Town to manage the prairie dog colony.

- New Pump Installation – Both pumps failed and could not be repaired. Two new pumps were installed at a cost of \$23,702.44.
- **Old Business:**
  - South Entrance Sign – Kathy Grams has volunteered to head a committee to prepare sign designs and pricing. The Board will follow-up with Kathy and provide a report at the December meeting.

#### **New Business:**

- 2020 Community Budget - Gale Lenehan presented the proposed 2020 HOA budget to the Board. The Board approved the budget to be presented to the community for approval as presented. A copy of the proposed 2020 budget will be sent via UPS to all homeowners.
- Board Elections – the two year term for three Board members expire as of December, 2019. The three Board members are Gale Lenehan, John Hanson and Nancy Stafford. Any homeowner may run for a seat on the Board. Ballots will be sent via UPS to all homeowners.
- **Open Floor:**
  - It was requested that a post that is bent and damaged be removed from the area at the southeast mailboxes.

**Adjournment:** The meeting was adjourned at 8:33 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.
- **Homeowners are reminded that all home exterior and landscaping projects should be submitted to the DRC committee for approval before work is begun. Homeowners must submit their request, including location and specifications on a Request for Approval form found on the RVR website.**

**Rinn Valley Ranch HOA  
2020 Proposed Budget**

Income	9/2019 Actual	Proposed	
Dues	\$51,800.00	\$51,800.00	2020 number Includes \$350 for HOA Fees (148)
Fines	\$175.00	\$50.00	
Interest	\$923.00	\$800.00	
Late Fees	\$875.00	\$150.00	
Transfer Fees	\$675.00	\$500.00	
United Power Capital Credit Refund	\$76.27	\$50.00	
<b>Total Income</b>	<b>\$54,524.27</b>	<b>\$53,350.00</b>	
<b>Expense</b>			
DORA	\$25.00	\$20.00	State registration fee for the HOA
Insurance - Liability Insurance	\$127.00	\$150.00	
Landscaping			
Community Clean up	\$1,548.00	\$0.00	Re-gravel walking path
Maintenance	\$5,075.66	\$6,400.00	To Wards for all non-mowing services
Mowing	\$16,634.00	\$20,000.00	Pd to Wards/Mowing
Snow Removal	\$0.00	\$0.00	
Sprinkler Repair	\$646.08	\$800.00	
<b>Total Landscaping</b>	<b>\$23,903.74</b>	<b>\$27,200.00</b>	
Misc Maintenance	\$0.00	\$1,000.00	Any lighting repair
Bank Activity Charge	\$0.00	\$0.00	
P.O. BOX	\$118.00	\$125.00	
Postage and Delivery	\$196.20	\$300.00	
Legal Fees	\$385.31	\$1,000.00	
Supplies (paper, Ink...etc)	\$196.98	\$200.00	
Capital Improvement			
New South Sign	\$876.43	\$6,000.00	Carry over from 2018.
Secretary of State	\$10.00	\$10.00	
Utilities			
Electric	\$3,086.02	\$3,300.00	
Water	\$12,567.25	\$14,000.00	
<b>Total Utilities</b>	<b>\$15,653.27</b>	<b>\$17,300.00</b>	
Web Site	\$10.79	\$15.00	
<b>Total Expenses</b>	<b>\$41,502.72</b>	<b>\$53,320.00</b>	
Delta		<b>\$30.00</b>	

