

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

Location: 3481 Cottonwood Circle

February 5, 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: Gale Lenehan-Treasurer, Nancy Stafford-Secretary, John Hanson-Community Improvement

Board Members Absent: Carl Mies-Vice President

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

Committee Members Absent: None

Residents in Attendance: 8

Call to Order: The meeting was called to order by John Hansen at 6:32 P.M.

- **Approval of Minutes:**
Minutes from the RVR Board meetings for January were reviewed by the Board. The minutes were approved unanimously.
- **Next Board Meeting:**
The next meeting of the RVR Board will be held on Thursday, March 7, 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 report for January, 2019. Gale also reviewed all bills that need to be paid before the next meeting. The Board approved all bills to be paid. The Board also voted unanimously that routine operational bills that are covered in the approved annual budget may be paid by the Treasurer without Board approval.

Ordinary Income/Expense	2019 Budget	January	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$33,550.50	\$33,550.50	1050.00 from December
Fines	\$50	\$25.00	\$25.00	
Interest	\$400	\$44.34	\$44.34	
Late Fees	\$150	\$0.00	\$0.00	
Transfer Fees	\$500	\$150.00	\$150.00	
United Power Capital Credit Refund	\$50	\$0.00	\$0.00	
Total Income	\$52,950	\$33,769.84	\$33,769.84	
Expense				
DORA	\$20	\$0.00	\$0.00	
Insurance - Liability Insurance	\$150	\$0.00	\$0.00	
Landscaping				
Community Clean up	\$1,000	\$0.00	\$0.00	
Maintenance	\$7,000	\$0.00	\$0.00	
Mowing	\$20,000	\$0.00	\$0.00	
Snow Removal	\$0	\$0.00	\$0.00	
Sprinkler Repair	\$800	\$0.00	\$0.00	

Total Landscaping	\$28,970	\$0.00	\$0.00
Bank Activity Charge	\$0		
P.O. BOX	\$125	\$0.00	\$0.00
Postage and Delivery	\$200	\$0.00	\$0.00
Legal Fees	\$500	\$0.00	\$0.00
Supplies (paper, Ink...etc)	\$200	\$0.00	\$0.00
Capital Improvement			
New South Sign	\$6,000	\$0.00	\$0.00
Secretary of State	\$10	\$0.00	\$0.00
Utilities			
Electric	\$3,000	\$212.71	\$212.71
Water	\$14,000	\$409.10	\$409.10
Total Utilities	\$24,035	\$621.81	\$621.81
Web Site	\$15	\$0.00	\$0.00
Total Expenses	\$53,020	\$621.81	\$621.81

Account Balances			
Accounts Payable	\$621.81		
Accounts Receivable	\$33,769.34		
Transferred	\$15,000.00	From Checking to Savings	
First Bank Checking	\$29,713.32	As of Bank Statement date	
Frist Bank Savings	\$57,248.07	1/31/19	
Pump Fund	\$30,000.00	Savings/Pump	\$87,248.07

- **DRC Committee:**

- The DRC committee will make recommendations to the Board regarding garden shed materials.
- DRC activity through January 24th:
 - 3352 Birch Rd –exterior paint-approved.
 - 3425 Cottonwood Cir - exterior paint– approved.
 - 9345 Cottonwood Cir – roof replacement– approved.
 - 3535 Cottonwood Cir – landscaping –approved.
 - 3352 Mourning Dove Ct – window & heater installation- approved.

- **Enforcement Committee:**

- Five courtesy letters were issued for various issues. Two second notice letters were issued for an excessive number of trailers.

- **Community Improvement:**

- John will ask the Town to address the hole in the road at Homestead and Road 20.5
- John will investigate the scope and cost to install outdoor exercise stations along the walking path and in the park.

- John will speak with the Town about the installation of play equipment in the park for older children and children with special needs.
 - John will speak with the Town regarding the installation of additional street lights throughout the community.
 - 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 landscaping company would be responsible for the watering schedule. The Board will also ask the landscaping company to price the installation of water sensors on the irrigation system.

New Business:

- **The Board has an open position.** Catherine Reed resigned from the Board. Anyone interested in filling the open position please email board@rinnvalleyranch.org.
 - Lee stated that the DRC guidelines have an error in the specifications for fence posts. The guidelines specify four inch posts; all of the installed fences have five inch posts. This was likely a typo at the time the guidelines were prepared. The Board will revise the guidelines to reflect five inch fence posts.
- **Open Floor:**
 - Fire hydrants throughout the community have faded and need to be repainted. The Board will ask the Fire Department to repaint them in spring.

Adjournment: The meeting was adjourned at 7:58 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.