

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

Location: 3481 Cottonwood Circle

March 7, 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: Carl Mies-Vice President, Gale Lenehan-Treasurer, Nancy Stafford-Secretary, John Hanson-Community Improvement

Board Members Absent: None

Committee Members Present: Lee Milne-DRC

Committee Members Absent: None

Residents in Attendance: 6

Call to Order: The meeting was called to order by Carl Mies at 6:35 P.M.

- **Approval of Minutes:**
Minutes from the RVR Board meetings for February 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, April 18, 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 February, 2019. As of April 19th, thirteen homeowners owed 2019 annual dues.

Rinn Valley Ranch HOA 2017 Budget

Ordinary Income/Expense	2019 Budget	March	Year to Date	Notes For this mo
Income				
Dues	\$51,800	\$2,075.00	\$47,575.00	1050.00 from Dec Pd)
Fines	\$50	\$0.00	\$75.00	
Interest	\$400	\$104.03	\$241.02	
Late Fees	\$150	\$150.00	\$250.00	
Transfer Fees	\$500	\$0.00	\$150.00	
United Power Capital Credit Refund	\$50	\$0.00	\$0.00	
Total Income	\$52,950	\$2,329.03	\$48,291.02	
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	\$118.00
Postage and Delivery	\$200	\$0.00	\$0.00
Legal Fees	\$500	\$0.00	\$0.00
Supplies (paper, Ink...etc)	\$200	\$0.00	\$8.23
Capital Improvement			
New South Sign	\$6,000	\$0.00	\$0.00
Secretary of State	\$10	\$0.00	\$10.00
Utilities			
Electric	\$3,000	\$237.36	\$646.13
Water	\$14,000	\$61.61	\$525.81
Total Utilities	\$24,035	\$298.97	\$1,171.94
Web Site	\$15	\$0.00	\$0.00
Total Expenses	\$53,020	\$298.97	\$1,299.94

Account Balances	
Accounts Payable	\$298.97
Accounts Receivable	\$2,329.03
Transferred	\$0.00
First Bank Checking	\$13,355.79
First Bank Savings	\$87,441.42
Pump Fund	\$30,000.00

As of 3/29/19
Savings/Pump \$117,441.42

- **DRC Committee:**

- The DRC committee will make recommendations to the Board regarding garden shed materials.
- DRC activity through April 13th:
 - 3310 Willow Rd –exterior paint-approved.
 - 3535 Willow Rd – roof replacement –approved.

- **Enforcement Committee:**

- One courtesy letter was issued. Two fine letters were issued for an excessive number of trailers.
- **Volunteers are needed :**
 - for the Enforcement Committee.
 - to review the fine schedule for violations.

Anyone interested, please email board@rinnvalleyranch.org.

- **Community Improvement:**

- No new issues were discussed.

- **Old Business:**

- The three bids for 2019 landscaping services were reviewed by the Board. Ward's Landscaping was the least expensive. The Board unanimously approved acceptance of the Ward's bid.
- The south entrance sign development has been tabled until the Board received updated pricing on the design that has been submitted. The Board also requested that the updated bid include labor.

New Business:

- **The Board has an open position.** Anyone interested in filling the open position please email board@rinnvalleyranch.org.
- **Open Floor:**
 - No new issues were discussed.

Adjournment: The meeting was adjourned at 7:37 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.