

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

Location: 3481 Cottonwood Circle

April 18, 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: None

Committee Members Absent: Lee Milne-DRC

Residents in Attendance: 1

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

- **Approval of Minutes:**
Minutes from the RVR Board meeting for March were reviewed by the Board. The minutes were unanimously approved.

- **Next Board Meeting:**
The next meeting of the RVR Board will be held on Thursday, June 19, 2019 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 for March, 2019. As of April 18th, seven homeowners still owed 2019 annual dues. Second late notices were sent to outstanding homeowners. The 2018 HOA tax filing has been completed by our CPA.

Ordinary Income/Expense	2019 Budget	March	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$2,075.00	\$47,575.00	1050.00 from Dec (139 Homes 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	As of 3/29/19		
First Bank Savings	\$87,441.42	Savings/Pump	\$117,441.42	
Pump Fund	\$30,000.00			

- **DRC Committee:**

- The DRC committee will make recommendations to the Board regarding garden shed materials.
- No new DRC activity through April 18th

- **Enforcement Committee:**

- **Volunteers are needed :**
 - i. for the Enforcement Committee.
 - ii. to review the fine schedule for violations.

Anyone interested, please email board@rinnvalleyranch.org.

- **Community Improvement:**

- Exercise Stations-John has had initial conversation with the Town regarding the installation of outdoor exercise stations in the community. The Town stated they may be willing to pay for part of the project. This issue will be placed on the agenda for the June meeting.
- Pot Hole Repair-John reported that the pot hole at Rinn Valley Ranch and Road 7 has been repaired.
- Exercise Trail Repairs- John volunteered to coordinate repairs to the exercise trail with Wards. \$1000 was budgeted for repairs in 2019. By unanimous vote the Board authorized John to determine the areas that most needed repair and to coordinate with Wards to get the repairs completed within the \$1000 budget. John will also continue discussion with the Town to see if they would be willing to pay for any of additional repairs that might be needed.

- **Old Business:**
 - No old business was discussed.

New Business:

- **The Board has an open position.** Anyone interested in filling the open position please email board@rinnvalleyranch.org.
 - RVR HOA Meeting Schedule -The Board voted unanimously to hold future HOA meetings six times a year, bimonthly. The next meeting will be held in June.
- **Open Floor:**
 - A homeowner inquired if the HOA has ever taken action to control the rabbit population. This issue is considered the responsibility of individual homeowners.
 - 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.

Adjournment: The meeting was adjourned at 7:11 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.