

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

Location: Rinn Valley Ranch Park

June 20, 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, Dan Smith-DRC

Committee Members Absent: None

Residents in Attendance: 17

Call to Order: The meeting was called to order by Carl Mies at 6:45 P.M.

- **Approval of Minutes:**
Minutes from the RVR Board meeting for April 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, August 21, 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 May, 2019. As of June 20th, three homeowners owed 2019 annual dues. Third and final late notices will be sent to outstanding homeowners.

Rinn Valley Ranch HOA 2019 Budget

Ordinary Income/Expense	2019 Budget	May	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$700.00	\$49,325.00	144 Homes
Fines	\$50	\$0.00	\$100.00	
Interest	\$400	\$111.56	\$467.59	
Late Fees	\$150	\$125.00	\$475.00	
Transfer Fees	\$500	\$75.00	\$300.00	
United Power Capital Credit Refund	\$50	\$0.00	\$0.00	
Total Income	\$52,950	\$1,011.56	\$50,667.59	
Expense				
DORA	\$20	\$25.00	\$25.00	HOA License Renewal
Insurance - Liability Insurance	\$150	\$0.00	\$127.00	
Landscaping				
Community Clean up	\$1,000	\$0.00	\$0.00	
Maintenance	\$7,000	\$480.00	\$960.00	May
Mowing	\$20,000	\$0.00	\$0.00	
Snow Removal	\$0	\$0.00	\$0.00	
Sprinkler Repair	\$800	\$132.94	\$132.94	
Total Landscaping	\$28,970	\$612.94	\$1,092.94	

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	\$190.00
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	\$210.93	\$1,070.22
Water	\$14,000	\$60.61	\$647.03
Total Utilities	\$24,035	\$271.54	\$1,717.25
Web Site	\$15	\$0.00	\$0.00
Total Expenses	\$53,020	\$909.48	\$3,280.19

Accounts Payable	\$909.48		
Accounts Receivable	\$1,011.56		
Transferred	\$0.00		
First Bank Checking	\$13,554.03	May 31, 2019	
First Bank Savings	\$87,664.50	Bank Statement	
Pump Fund	\$30,000.00	Savings/Pump	\$117,664.50

- **DRC Committee:**

- The DRC committee has submitted recommendations to the Board regarding garden shed materials. This will be reviewed at the next community meeting.
- The DRC committee has submitted recommendations to the Board regarding changes to the current fine structure for homeowners who do not comply with HOA guidelines. This will be reviewed at the next community meeting.
- It was proposed that a fine of \$1000 be added to the fine schedule for homeowners who do not get DRC approval prior to starting projects as required by HOA guidelines. Further discussion on this proposal will be held at the next community meeting.
- DRC approved requests through June 20, 2019 are:
 - 3515 Rinn Valley-deck upgrade
 - 3305 Birch – gazebo
 - 3520 Cottonwood Circle-exterior repaint
 - 9340 Homestead-exterior repaint

- **Enforcement Committee:**

- There is no report as there is no one on this committee at this time. The Board is aware that there are a number of households who are in violation of our community standards.
- **Rick McCaskill has volunteered to head the Enforcement Committee. Two to three additional volunteers are needed to assist him. This committee is vitally important in maintaining our housing values and the appearance of our community. Participation on this committee requires a very small time commitment. If you are interested in helping your community, please contact the Board at 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 August meeting.
 - Park Irrigation- John will coordinate the park irrigation with Wards and the town to determine the watering schedule.
 - Exercise Trail Repairs- John volunteered to coordinate repairs to the exercise trail with Wards. \$1000 was budgeted for repairs in 2019. 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.
 - Prairie Dogs Issue -John will work with the Town to manage the prairie dog colony.
- **Old Business:**
 - Open Board Position-William Mahoney has volunteered to fill the open Board position. It was proposed that Carl take the president's position and that William accept the position of vice president. This proposal was approved unanimously by the Board.
 - South Entrance Sign – Kathy Grams has volunteered to head a committee to prepare sign designs and pricing. Anyone interested in assisting with this project, please email board@rinnvalleyranch.org.

New Business:

- No new business was discussed.
- **Open Floor:**
 - Rick McCaskill stated that National Night Out will be held on August 6, 2019 in the park. He suggested the HOA provide a bar-be-que dinner for the event. Kathy Grams volunteered to assist Rick and his wife Margaret to prepare a budget for the dinner and submit it to the Board for consideration.

Adjournment: The meeting was adjourned at 7:40 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.
- **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**