

Meeting called to order at 6:30 pm by Kelly Whitmer. President, Chris Cholas was out of town.

Kelly asked for approval of minutes and all approved.

Todd Tucker from Town of Frederick and Terry Enright and Keri McGee from Anadarko came to the meeting to answer any concerns residents had about the oil rig east of Rinn Valley.

The drilling will start in 3-4 weeks and the activity will take about 3 weeks. Anadarko will notify us 72 hours before operations start. Wouldn't expect any more activity for 5-8 years.

Anyone interested in voicing their feelings can attend the Public Hearing at the Town of Frederick Board Meeting March 27, 2008 at 7 pm.

Todd Tucker gave us an update on plans with Lennar for the park. He said a decision should be made on what they will do within a month. The biggest problem seems to be the cost of the water to irrigate. It is possible the City may provide raw water irrigation system instead of potable water. He answered questions and concerns.

There are plans for 5 acres of grass sod and natural grass., trees and shrubs, tot toys, sidewalk. Lennar says they were not aware of the park when they came in. Lennar's proposal not adequate and they are negotiating. Wondered if possibly we could make contributions. City will maintain. City might build bus stop if we agreed to maintain. Discussed personal injury liability.

There may be a copy of the landscape plan available.

City is meeting with Lennar this week – cost is ¾ mil and maintenance.

Members wondered if more than proposed can be added to park. Todd said possible.

Todd Tucker talked about the Dillon Development proposed east of Rinn Valley next to WCR 20. They are small lots – 66 homes

Ragan said Enforcement Policies are ready for approval.

Discussion of how to handle Matt Nunn's wood fence. All agreed that the wood fence would have to be corrected when it needs replacing.

House at 3515 Willow's landscaping time has been 2 years.

Kelly asked for a vote to approve the new Enforcement Policies.

Late on dues – fine schedule

Fine schedule – improvements without approval

Enforcement Policies were passed.

Ralph on the Design Committee asked for addition of pictorial example of privacy fence.

All approved.

Brian Hanvey interested in serving on the Design Committee along with Karen Harris. Approved.

Residence 3560 Rinn Valley – plan not received for landscaping or siding and finished materials.

Discussion on fines – certified letter to be sent . We will refer to Hindman Sanchez

Committee will divide up homeowner list and track down move in dates for homeowners to determine landscaping deadlines. Need to get letters out.

Motion approved to set up hearing for landscaping at 3530 and 3540 Cottonwood Circle at next meeting.

Ragan agreed to check into extraction service.

Lennar moved truck and construction debris. Will be moving trailer.

Discussed Volunteer Day proposal for clean up of the neighborhood. Agreed on early May – Saturday. Need to repair paths. Party afterwards.

Proposed May 10 at 10 am and will set place to meet at April meeting.

There was concern about youngsters on the paths with ATV's.

Notices will be sent out to people with delinquent dues. A form letter is going out to these residents.

Discussed possible lien on two foreclosed homes. Shawn is working on getting hold of the banks or realtors.

Discussed need for maintenance quote to check sump pumps used to pump ground water. Great expense to us if one goes out. Lennar suppose to put in 2 more pumps.

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RINN VALLEY RANCH HOA MEETING – MARCH 24, 2008[Type text]

Finance Report - Discussed late dues. Approved.

Discussion on moving meeting place to Ralph's garage. Kay had no problem keeping it at the model. Agreed at meeting but changed in emails after the meeting to meet in garages.

Next meeting date – April 28, Monday