

**RINN VALLEY RANCH  
HOME OWNERS ASSOCIATION  
MEETING MINUTES  
11/17/2008**

**Location:** 3405 Cottonwood Circle

**Minutes:** Meeting begins at 6:35 PM. October 2008 Meeting Minutes approved.

**Attendees:** Chris Cholas, Kelly Whitmer, Rhonda Seitz, Jeff Nieuwsma

**Absent:** Robert Trent, sick

**Agenda**

- 1 Election of new board positions:
  - Jeff Nieuwsma elected vice-president
  - Brad Schneider elected treasurer
  - Steven Carlson elected secretary
  
- 1 Park Update
  - The Town of Frederick discussed, at the November 11 Board of Trustees Board Meeting, providing a park for Rinn Valley ranch. The board acknowledged its responsibility to provide the park, but deferred the matter for several reasons: a) while approximately \$220,000 is presently available from Lennar Homes, the Town is investigating any other monies put aside or owed by other builders; b) while the board acknowledges the approx. \$220,000 is owed, it is part of a general fund for all Town of Frederick parks, and the board is reluctant to immediately release the funds, due to the decline in new homes proposed to be built in Frederick; c) the original park plan was budgeted for over \$450,000, over twice the available funds. The Town of Frederick is willing to work with the Rinn Valley Ranch community to develop a plan that would fit within a scaled down budget. Todd Tucker from the planning department intimated his desire to see this through, and the board indicated this should be accomplished through the planning department.
  - It was determined that the Town of Frederick will be responsible for maintaining the park, Rinn Valley Ranch HOA will be responsible for providing water.
  
- 1 Electronic Conversion
  - Volunteers were able to collect 90% of email addresses throughout the community. .
  - These will be used for future communications from the board.
  - The board is also looking to implement electronic bill payment for individuals to pay future dues, as well as auto bill pay for the HOA to minimize mailing and administrative costs.
  - The idea of compiling a community phone directory was also discussed, and will be addressed via email.

1 Financial Report

\$39800.00 in dues collected with \$4800.00 outstanding. New invoices will be sent to those who are delinquent and fines will be levied according to the guidelines. The pumps were repaired. The cost was approximately \$6000.00. \$2500.00 has been budgeted for bi-annual maintenance inspections. We currently have a surplus of \$14000.00.

1 Design Committee

Proposed changes and updates to the Design guidelines, which were last updated March 2007. Members will receive copies of the proposed alterations and additions which will be voted on at a later General Meeting

1 Enforcement Committee

3560 Rinn Valley Drive, sent fine letter for \$50.00 for failing to complete landscaping within the prescribed time frame as stated in the covenants. Fine to double each month, per guidelines, until response is received, reviewed and approved by the board.

Feature Homes, sent fine letter for \$50.00. Violation for leaving a storage trailer on their 3493 cottonwood Circle lot. Fine to double each month, per guidelines, until response is received, reviewed and approved by the board.

Pathway behind 3447 Cottonwood Circle to be inspected to determine if any maintenance required.

1 Open Floor

The next Town of Frederick Board of Trustees Board Meeting is scheduled for December 9, 2008 at 7:00 PM, at 401 Locust Street

Request was made to ask about providing Rinn Valley Ranch with a Tornado warning Siren at the next Board of trustees Board Meeting.

Rhonda Seitz and Steve Carlson to start assembling ideas for a 'Welcome to the Neighborhood' packet. All ideas are welcomed.

Asked to determine who could be contacted to discuss possible purchase of water from irrigation ditch, for future community park. Also, to ask person or group responsible for ditch, to aid in lining the ditch in some fashion to prevent water lose, and help with drainage for surrounding yards.

Prairie dogs may be removed, though discharge of firearms is strictly prohibited.

Volunteer Day to be organized for a weekend day in May 2009.

Neighborhood BBQ still tentatively to be planned for April 2009. Suggestions are encouraged.

**Next Meeting:** Monday, January 5, 2009 – 7:00 PM

Location to be determined

Meeting adjourned at 8:10 PM