

**RINN VALLEY RANCH  
HOME OWNERS ASSOCIATION  
MEETING MINUTES  
1/5/2009**

**Location:** 3396 Homestead Drive

**Minutes:** Meeting begins at 7:06 PM. November 2008 Meeting Minutes approved, with revisions.

**Attendees:** Chris Cholas, Jeff Nieusma, Robert Trent, Rhonda Seitz and Steven Carlson

**Absent:** None

**Agenda**

- 1) Electronic conversion:
  - All vendors are now set up to receive electronic payment of all invoices
  - All future HOA dues invoices will be sent electronically to all residents who have submitted a household e-mail address.
  - JBSK will be directed to create invoices for all future fine levied by the enforcement committee.
  
- 2) Communication:
  - We now have e-mail addresses for all but nine residences. While some persons indicated that their e-mail addresses were already on file, we have discovered some are still missing. We request that all households who have not received e-mail communication from the Rinn Valley HOA board please submit an e-mail address through the e-mail us link under the Board Members tab of the Rinn Valley Ranch web site:  
<http://www.rinvalleyranch.org/index.html>
  - A community directory is being compiled. Residents will receive an e-mail requesting their home phone number and corrections to their household information. Please return the information at your earliest convenience to allow for timely distribution.
  
- 3) Garbage
  - Waste Connection picks up every Tuesday. Please have your garbage and recycling out before 7:30 AM. For further information, contact Waste Connection at 303-288-2100.
  
- 4) Financial Report
  - All but 5 households have paid their HOA dues.
  - Due to some confusion regarding late fees, all area residences who normally would be assessed a late fee, will have the late fee waived. This is a one-time occurrence based solely on an administrative error.
  
- 5) Design Committee
  - No new designs to approve

- Jeff Nieusma, in conjunction with the design committee, will be looking to create revisions to the design guidelines. Homeowners are encouraged to submit their suggestions.
- 6) Enforcement Committee
- 3560 Rinn Valley Drive, fine letters to be sent for \$100.00 and \$200.00 respectively, for failing to complete landscaping within the prescribed time frame as stated in the covenants. Fine indicated is double fine from both November and December. Fine to double each month, per guidelines, until response is received, reviewed and approved by the board. This matter will be turned over to our attorney for resolution.
  - Feature Homes, fine letters to be sent for \$100.00 and \$200.00 respectively, for failing to resolve violation for leaving a storage trailer on their 3493 Cottonwood Circle lot and signage violation within the community. Fine indicated is double fine from both November and December. Fine to double each month, per guidelines, until response is received, reviewed and approved by the board. Covenant violations 9.5, 9.6 and 9.8 for trailer and signage, as Feature Homes is not the Declarant.
  - 3485 Cottonwood Circle to receive a letter requesting removal of dumpster and debris from front yard. Violates covenants 7.6 and 7.10.
  - 3402 Homestead Drive to receive letter requesting actual date by which front yard landscaping will be completed. Fines to be levied if there is non-compliance. Homeowner is 4 months late in completing front as per covenants section 3.19. Also, will request removal of chain link dog run in back yard.
- 7) Open Floor
- The Town of Frederick is getting ready to set monthly fees for storm drainage service. Board members to attend meeting to discuss fees and solutions and will share results with residents. Visit <http://www.timescall.com/cve/story.asp?ID=13551> for details.
  - Please do not forget to look at the document entitled October, 2008, Document about the HOA. [http://www.rinnvalleyranch.org/files/RinnValleyRanch\\_HOA.pdf](http://www.rinnvalleyranch.org/files/RinnValleyRanch_HOA.pdf)
  - Neighborhood BBQ still tentatively to be planned for April or May 2009. Suggestions are encouraged. The BBQ will be planned around a neighborhood watch discussion and also a community clean-up. Large dumpsters placed in several locations for residents to help with trash removal from common areas, as well as providing a chance for homeowners to dispose their own items.

**Next Meeting:** Monday, March 9, 2009 – 7:00 PM  
 9355 Cottonwood Circle  
 Meeting adjourned at 8:40 PM