

.
**RINN VALLEY RANCH
HOME OWNERS ASSOCIATION
MEETING MINUTES
3/9/2009**

Location: 9355 cottonwood Circle

Minutes: Meeting begins at 7:07 PM. January 2009 Meeting Minutes approved, with revisions.

Attendees: Chris Cholas, Jeff Nieuwma, Brad Schneider, Rhonda Seitz and Steven Carlson

Absent: Robert Trent

Agenda

- 1) Electronic conversion:
 - Brad Schneider to be added as authorized signer for bank
 - Steve Carlson to create sign up letter for community directory/ phone list. Home owners will have the option to opt out.
- 2) Park Status
 - Jeff Nieuwma to speak with Todd Tucker, from the Planning Department for the Town of Frederick, regarding the progress made by Frederick in revising the original park plan. The proposal had been put forth, at the November 11, 2008 Town of Frederick Board of Trustees meeting to reduce the amount of trees and grass in the original plan to conserve water, reducing the water bill for the Rinn Valley HOA, while creating open spaces (even a ball field) for the kids to play. The Town of Frederick acknowledged their liability in providing the park for Rinn Valley, and assured the board they would have their planning department rework the plans to accommodate our needs.
 - A proposal was put forth that the residents of Rinn Valley Ranch should attend the next following board meeting in a show of numbers, if no progress has been made in reworking the park plan.
- 3) Landscaping
 - The board will be accepting bids to provide plant material for the south and west entrance planters from Wards Landscaping, Zitro Landscaping and all others by April 1. A notice will be posted on the web site announcing this. It is noted that the West planter has water, while the South planter has no water. All bids must include the appropriate plant material based on water availability.
 - Rodent problems with prairie dogs persist. Additional landscape damage has occurred along the community perimeter. It has been decided by the board that hiring a service to remove the rodents and alleviating the problem is necessary. Matt Nunn to secure quotes from pest services.
- 4) Clean Up Day
 - Saturday May 16, 9 AM is the day and time determined best for neighborhood cleanup, as well as the neighborhood BBQ.
 - Matt Nunn has volunteered to organize and facilitate these events. Any persons able to assist Matt will be greatly appreciated.

- We will be focusing on cleaning the trash in the fences and around the perimeter, as well as finishing the culvert. Kay Schmierer to provide Matt with a reference for an affordable trash hauler, as Waste Connection has not indicated any interest in participation.
 - A preliminary budget of \$ 1700.00 has been approved for both the Cleanup as well as the Neighborhood BBQ.
- 5) Neighborhood BBQ
- To occur after the neighborhood cleanup, after 5 PM.
 - A whole hog will be roasted. All residents attending are asked to provide their own beverages, sides and/ or salads.
 - Additional considerations include: securing a port-a-potty, napkins, plates, utensils, breads, trash cans and clean up. These items will be explained after the next HOA meeting.
- 6) Financial Report
- The current HOA balance is \$ 48649.43
 - Bills owed - \$ 1349.00
 - 5 properties remain outstanding in paying their HOA dues. All have been fined.
- 7) Design Committee Update
- No new designs submitted
- 8) Enforcement Committee
- 3560 Rinn Valley Drive, fine letters for \$ 400.00 (January) and \$ 800.00 (February) need to be issued. The matter regarding their landscaping will be turned over to the HOA attorney and will be handled by the attorney from this point forward.
 - Feature Homes has requested HOA permission to leave the construction trailer on their 3493 cottonwood Circle lot. The approval to allow the trailer to remain requires a written plan to clean the lot so it is free of all debris and excess dirt piles, as well as repairing the trailer to look “as good as new.” The plan must be submitted to the board within seven (7) days of this meeting. The work must be completed within thirty (30) days.
 - Landscaping for 3430 Red Hawk Circle to be completed, Design Committee needs to verify dates of submission to establish time line for completion.
 - Regarding dog runs, there are several area residents who are using chain link fence enclosures as a dog run. All persons found in violation of section 3.13.4 “Wire or chain link fencing is strictly prohibited” of the design guidelines will be fined and required to remove the chain link fencing. Additionally, section 3.17 covers requirements for dog runs as well as additional structures:

3.17 Accessory Structures

“Accessory Structures as permitted by the Design Committee shall be architecturally compatible with the Dwelling, Lanais, trellises, hot tubs, gazebos, solar collectors, greenhouses, and other major structural improvements shall match and be compatible with materials used in the construction of the home. Any Accessory Structures must be within required building setbacks per the Town of Frederick. In addition, all such features must be specifically approved by the Design Committee under the procedures set forth in these Guidelines. Attached and detached sheds will be permitted if they are integral in design and match design materials and color of the residence and are specifically approved by the Design Committee as to design and location. No attached and detached metal storage sheds will be allowed. Dog runs or enclosures for other pets shall be architecturally compatible with the Dwelling and subject to approval by the Design Committee.”

9) Open Floor

- The Town of Frederick has determined the fee for storm drainage to be \$ 6.23 per month.
- A request has been made by an area resident to see if there is interest in securing a “Slow Children at Play’ sign for our busier streets.
- Request made to have the Fire Department attend our neighborhood BBQ and bring a fire truck (for the benefit of the kids)
- Neighborhood BBQ and Cleanup details to be finalized at April HOA Meeting.

Next Meeting: Monday, April 6, 2009 – 7:00 PM
9355 Cottonwood Circle
Meeting adjourned at 8:47 PM