

**RINN VALLEY RANCH  
HOME OWNERS ASSOCIATION  
MEETING MINUTES  
4/6/2009**

**Location:** 9355 Cottonwood Circle

**Minutes:** Meeting begins at 7:15 PM. March 2009 Meeting Minutes approved, with revisions.

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

**Absent:** Robert Trent, Brad Schneider

**Agenda**

- 1) Electronic conversion:
  - No update
  
- 2) Park Status
  - Jeff Nieuwma contacted Todd Tucker with the Town of Frederick, who conveyed they had attempted to contact Lennar regarding the park and their obligation to the HOA. Todd Tucker stated Lennar was unresponsive and the Town will let the lawyers take it over.
  - It was discussed, as a board, that this is probably a stall tactic and will lead to further delays down the road. The fact remains the Town of Frederick has an obligation to provide Rinn Valley Ranch with a Park (as acknowledged at the October Town of Frederick Board of Directors Meeting.)
  - The HOA Board, and persons attending the 4/6 meeting, has recommended that we as a community need to attend a Town of Frederick board meeting. Showing up in numbers will at the very least convey how seriously we are taking the business of getting our park. Persons who attend these meetings have the right to sign up to speak at the meetings. All will be encouraged to attend. An email will be sent to our residents notifying of when this is to occur.
  
- 3) Landscaping
  - The deadline for receiving landscaping bids for the planters has been extended one additional month, to May 1. Steve Carlson to post RFP.
  - Prairie dogs remain a problem in the out lots. Rhonda Seitz has volunteered to look in to and purchase an appropriate substance to deter and/ or inhibit the further expansion of the prairie dog population.
  
- 4) Clean Up Day
  - Saturday May 16, 9 AM is our community Clean-Up Day, with the BBQ following the same evening. **ALL are encouraged to help keep our community clear**
  - Community Clean up will involve repairing the path, trash removal from all general areas and around the perimeter and fence line and finishing work in the culvert (started last year.)

- 3 dumpsters will be placed around the neighborhood for the use of area residents. Please take advantage of the opportunity to clean out your garages, yards, basements, etc. The HOA is providing the dumpsters at a cost of \$ 825.00. Please note the following restrictions regarding use of the dumpsters:
    - No Tires
    - No paint or chemicals of any kind
    - No batteries or hazardous materials
    - No friends or family plan – the use of these dumpsters is reserved for the sole use of Rinn Valley Ranch HOA home owners
  - The dumpsters will be located at or near these addresses:
    - 3515 Cottonwood Circle
    - 3427 Red Hawk Lane
    - Open lot on South Birch
- 5) Neighborhood BBQ
- Saturday May 16, 3 PM. Following the neighborhood clean-up.
  - The BBQ is strictly for neighborhood residents, and will be held at the end of Red Hawk Court.
  - A whole hog will be roasted. We will get the hog (130 – 140 lb.) from Arapahoe Hog Roasters. Cost including propane is approximately \$ 420.00.
  - Port-a-potty to be provided, cost \$215.00
  - A 15 x 15 Bouncy Castle will be provided for area children starting at 3 PM and will last until 7 PM, cost \$ 165.00.
  - **All residents attending are asked to provide their own beverages, sides and/ or salads.**
  - Jeff Nieuwsma to send an e-vite and subsequent follow-up emails to get a close approximation of the number of attendees. Also to post a notice on the HOA website.
  - We will invite the Frederick Police to attend our BBQ, through our Neighborhood Watch liaison, Margaret McCaskill
- 6) Financial Report
- The current HOA balance is \$ 48649.43
  - 3 homes remain outstanding in paying their HOA dues. Fines are being assessed to all who continue to remain delinquent.
- 7) Design Committee Update
- 3411 Cottonwood Circle – installation of a pergola approved
  - 3499 Cottonwood Circle, Feature Homes lot, improvements to lot accepted. This is in accordance with the previous agreement to retain the use of their construction trailer on the same lot. Improvement to be completed within 30 days.
- 8) Enforcement Committee
- 3560 Rinn Valley Drive continues to disregard requests to complete their landscaping. Robert Trent to provide any and all documentation pertaining to fines and landscaping requests to Chris Cholas, who will refer the matter to our attorney
  - **Notice:**
    - All homeowners who are using chain link fencing of any sort shall be receiving a letter respectfully asking them to remove the chain link fencing, as outlined in the minutes from March, 2009. Disregarding the notice shall result in fines in accordance with the guidelines as described in our covenants. Please refer to

Meeting Minutes from 03/09/2009 for further details. Several complaints have been voiced by area residents regarding this matter.

- All area residents are asked to please remember to keep their weeds down, especially within the culverts.
- The HOA Board has received several complaints specifically relating to persons who walk their dogs, allow their animals to relieve themselves either on the road, walking path HOA common areas, as well as on homeowners' lawns and fail to pick up the waste and dispose of it properly. In addition to this being inconsiderate, it is also against the law, see Frederick Municipal Code Sec. 7-116

**Sec. 7-116. Depositing animal feces unlawful.**

- (a) It is unlawful for any owner, possessor or person who keeps any animal to permit it to deposit any fecal matter on any public or private property of another, or in any waters.
- (b) It is an affirmative defense to this Section if a person in immediate control immediately removes and deposits in an appropriate trash container fecal matter deposited by a domesticated animal. (Ord. 728, § 1, 2004)

The HOA Board respectfully requests all persons walking dogs to take appropriate measures to insure proper disposal of all animal waste.

9) Open Floor

- Please be aware that advertising opportunities exist for person interested in posting information about their businesses on the HOA web site.
- Elections for officers will be held in August.
- Currently the position of Board President will be made available, as Chris Cholas has formally announced his resignation from the HOA Board immediately following the August Elections.

**Next Meeting:** Monday, May 11, 2009 – 7:00 PM  
9355 Cottonwood Circle  
Meeting adjourned at 9:04 PM