

**RINN VALLEY RANCH
HOME OWNERS ASSOCIATION
MEETING MINUTES
6/25/2009**

Location: 3396 Homestead Drive
Minutes: Meeting began at 20:10. May 2009 Meeting Minutes were not posted, so approval of minutes was tabled.
Attendees: Chris Cholas, Jeff Nieuwsma, Rhonda Seitz, and Robert Trent
Absent: Steven Carlson

- 1) Announcement – Brad Schneider sent e-mail on June 14 to resign from the design review committee and as the HOA treasurer. Brian Hanvey also resigned from the design review committee. If you can volunteer for the DRC, please contact Jeff Nieuwsma.
- 2) Park Status Discussion lead by the town of Frederick
 - Todd Tucker, the town planner, and Scott Oliver, the town lawyer, from the town of Frederick attended the meeting. The town owns and maintains the park property.
 - The existing park plan will cost about \$800K to build. A large part of that is the water tap to irrigate sod and other landscaping. Monthly water bills will be paid by the HOA.
 - The town had originally planned for the developer(s) to install the park, but there is only about \$80K in the park fund. The original signatories on the MOAI are Wayne Barcewski, Lennar, and Capital Pacific. Lennar is on the hook to build the park, but have pulled out of Colorado and do not want to spend any money on this project. The town and Lennar are quite far apart in negotiations. The options are: leave the park “rustic” as it is; full build out, as per the plan and attempt to litigate Lennar to pay for it (will take years and cost thousands); reduce the cost of the park to \$80K; ask Frederick to get as much money out of Lennar as possible, then come back to the HOA with a budget to design and build the park.
 - August, 2009 is the end of the two year waiting period before Lennar can apply for final acceptance on their public improvements to the development. The town has demanded that Lennar update exhibit B (the park) before they will approve the public improvements and allow Lennar out of their legal obligations in Colorado.
 - The \$1000 per lot fee for park development goes to the town's general fund and is not guaranteed to go back to the same neighborhood. However, the town would prefer to donate some extra money to our park than to spend that money fighting Lennar in court.
- 3) Outlots – The HOA maintains the four corners of the neighborhood and the two ditches that run through the development.
 - Weed Control – We have had several complaints from residents and neighbors about the noxious weed species that are going to seed and invading their properties: cheat, foxtail, and thistle. These weeds need to be contained and controlled.
 - Pest Control – The prairie dogs in the outlots are destroying the landscaping and need to be exterminated. The town of Frederick has laws against the discharge of gun powder projectile weapons, but has no problems with BBs, Pellets, sling shots, arrows, poison, and propane explosions in their holes. If the cougar roaming the neighborhood at night doesn't get the prairie dogs, please help yourselves...
 - Town of Frederick's Role – The town is responsible to maintain the park, except the water.
- 4) August Elections and Ballots
 - Need candidates for August – four seats will be open; current candidates are: Steven Carlson (incumbent), Robert Trent (incumbent), Tabitha Butler

- Need ballot issues – anyone who wants a ballot initiative should submit it 60 days before the annual meeting, which will be, at this point, near the end of September.
 - 2010 budget for approval
 - Need to distribute e-mail and/or newsletter explaining the issues. Anyone willing to submit an article for the newsletter should submit to hoa-board@nieusma.com.
- 5) HOA Management Company – Brad Schneider asked the board to hire a management company to run the HOA and to ensure enforcement of the current covenants by levying fines against all homeowners in violation. Ron Dageforde pointed out that the last time we had a management company, there were several issues: improper documentation, poor communications, financial record problems, inaccurate budgeting. Discussion ensued regarding how a third party costs money but is more fair. Some residents are fed up with what is happening in the neighborhood, but they don't want to pay more than \$300 because they don't get anything for their money. **It will help the board make decisions if you would please send us e-mail with your opinions about things we are doing right and wrong. If something in the neighborhood is driving you crazy, please let us know, so we can attempt to address the issues.**
- 6) Financial Report
- Chris needs to complete next year's budget to present at the annual meeting
 - Current balance is \$44,000
 - Five properties have not paid their dues and have been fined
- 7) Design Review Committee Update – Chair: Jeff Nieusma
- The design review committee meeting minutes are posted on line at <http://www.rinnvalleyranch.org/>
- 8) Enforcement Committee Update – Chair: Robert Trent
- A letter will be sent to Feature Homes to have the trailer removed in 45 days or they will get fined.
 - Letters will be sent to 3490 Cottonwood Cir, 9385 Cottonwood Cir, and 3515 Rinn Valley Dr to address their weeds.
 - 3560 Rinn Valley Drive will be sent to the lawyers to file a lien on the property.
 - A resident (sorry, did not get your name) pointed out it looks like multiple families are living in several houses in the neighborhood. Reminder: this is not allowed in Rinn Valley Ranch.
 - Brad Schneider wants the HOA to ask Derrick Todd when he will finish his play house.
- 9) 3498 Cottonwood Lot combination discussions – There are two issues for the Butlers at 3498 Cottonwood Lane. First, they own the lot on which their house sits, and the empty lot behind them and they want to landscape the two lots together so they have a large back yard with grass, trees, a play set for their kids, and a garden. They do not want to put up a fence. The design review committee approved their request to landscape and the HOA board rescinded that approval (via e-mail poll) pending the outcome of the second issue. Their second issue is that they want to combine their two lots into a single lot for a number of reasons. The HOA is concerned about this move because it would mean the loss of \$300 in annual dues, and several residents are opposed to the combination of the lots for various reasons. The HOA president will contact the HOA lawyers for recommendations on how to proceed with this issue.
- 10) Open Floor
- Brad Schneider suggested that people should be residents for at least a year before serving on the HOA board.
- 11) Next Meeting: Sunday, July 19, 7:00pm at 9355 Cottonwood Circle