

**RINN VALLEY RANCH
HOME OWNERS ASSOCIATION
MEETING MINUTES
7/19/2009**

Location: 3405 Cottonwood Circle

Minutes: Meeting begins at 7:13 PM. May and June 2009 Meeting Minutes approved

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

Absent: Robert Trent

Agenda

- 1) Electronic conversion:
 - JBSK will be charging an additional \$ 75.00 per month to take over all HOA billing
- 2) Park Status
 - No update
- 3) Landscaping
 - Each quadrant is to be mowed once per month. Some believe this has been neglected. Chris Cholas to follow up to be sure mowing is occurring as requested and billed.
- 4) Financial Report
 - The current HOA balance is approximately \$ 39909.00
 - 5 homes remain outstanding in paying their HOA dues. Fines are being assessed to all who continue to remain delinquent
 - Pumps were checked and all are reported to be in working order. Next check for pumps is in the spring.
 - New budget to be completed by Chris Cholas, believes will remain the same as last year
 - Enforcement, Billing and Design Review Committee to be bid to Chuck Carvey with Real Manage – www.realmanage.com
- 5) Design Committee Update
July 16, 2009
 1. Re: 3405 Cottonwood Circle
Homeowner is adding more white three-rail fence on the south side of the house.
 2. Re: 3433 Cottonwood Circle
Homeowner is building a new back patio/porch
 3. Re: 3540 Willow Rd
Homeowner is updating their landscaping
 4. Re: 9475 Homestead Dr
Homeowner wants to bury culvert across the front of their lot in the ditch and cover with grass. This request needs to be

approved by the town of Frederick first, and the DRC needs to seek advice from a past HOA president on this matter.

5. The next meeting is the first Wednesday evening of August, at 8:00, but might change due to scheduling conflicts

6) Enforcement

- No update
- Need to send a general e-mail to all requesting proper attention to watering and weeds as per our covenants.

7) Open Floor

- Mosquito spraying seems to be sparse and ineffective
- The Ditch behind VanPopel's home is constantly clogging from debris

Next Meeting: Tuesday, August 25, 2009 – 7:00 PM
9355 Cottonwood Circle
Meeting adjourned at 8:35 PM