

**RINN VALLEY RANCH
HOMEOWNERS ASSOCIATION
MEETING MINUTES
AUGUST 25, 2009**

Location: 9355 Cottonwood Circle
Minutes: Meeting began at 7:00 P.M. July Minutes approved
Attendees: Chris Cholas, Jeff Nieuwma, Rhonda Seitz arrived late
Absent: Robert Trent, Steve Carlson

1. HOA Management Company:
Chuck Carvey gave a presentation on RealManage the Premier manager of community associations. Their web site is www.realmanagement.com. Our proposal is \$325.00 per month for violation enforcement and \$750.00 for management fee. Additional duties will be \$85.00 per hour. Travel time is \$42.50 per hour plus mileage reimbursement. No other companies have given us a proposal.
2. Proposed Budget
The 2010 proposed budget is \$59,200.00. This will be posted on line at <http://www.rinnvalleyranch.org>. The acceptance of the proposed budget also means that the Board of Directors can hire the management company if they choose to do so because it is in the proposed budget.
3. Financial Report:
The present bank balance is \$30,410.00. Our budget for 2009 was 44,400.00 and our actual is \$29,432.55.
4. Enforcement Committee Update
All properties with outstanding dues have been fined.
5. Voting for 2010 Board of Director positions
Four of the five board seats are open, so we will be voting for four people. If you are interested in being on the HOA board, which is usually 2-8 hours per month, please submit a short statement to hoa-board@nieusma.com to be posted on the web site and distributed via e-mail with the ballot.

Deadline to put your name on the ballot is Wednesday, September 9. Ballots will be e-mailed and posted on the web site Friday, September 11.

You may vote at Jeff Nieuwma's house, 3405 Cottonwood Circle
Sunday, September 20, 2009, 3-5 pm
Or
Monday, September 21, 2009 6-7 pm

6. Next Meeting:
Monday September 21, 2009 7pm at Jeff Nieuwma's home .