

**RINN VALLEY RANCH  
HOME OWNERS ASSOCIATION  
MEETING MINUTES  
01/12/2010**

**Location:** 3415 Red Hawk Lane

**Minutes:** Meeting begins at 7:40 PM.

**Roll Call/ Attendees:** Tabitha Butler, Steven Carlson, Linda VanPoppel, Jeff Nieuwsma and Robert Trent

**Absent:** None

**Agenda**

1. Approve agenda
  - Approved
2. Proof of meeting notice
  - Meeting time and location posted on Rinn Valley Ranch HOA website [www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)
  - Community email sent out to notify of meeting time and location
  - Notice posted at west mail boxes
3. Approval of minutes
  - Approved with one change. Minutes to be amended to reflect meeting time of 7:30 PM. Reposted on web site.

**Old business**

4. Enforcement
  - A) Status of possible management candidates: Ed Weimer will coordinate. Meeting of potential candidates in front of board to scheduled at the next HOA meeting.
  - B) Status of weed removal by Feature Homes
    - Not much has been done, as had been previously promised. Enforcement Committee will hold off on any enforcement proceedings until the snow has melted.
  - C) Status of dog cage at 9350 Cottonwood Circle: no notice sent. No contact with home owner. Letter needs to be sent ASAP with a 30 day notice.
  - D) State of possible meeting to discuss completing landscaping for Papini's and LaCoq's. Tabitha and Jeff spoke with the wife (LeCoq) and they are willing to get on board with a year plan. Jeff spoke with Papini with same result. Plan must be submitted with real milestones. HOA to maintain documentation to enforce time table.

Discussion regarding fines – they may be waived. Monies spent toward building and landscaping materials can be used as credit toward fines levied. Current fine amount due is \$600.00, also owe \$600.00 in HOA dues. Need to address each set of fines separately. 2008 dues, 2009 dues & fines for lack of landscaping.

Letter to be sent by Tabitha with return receipt by 1/15/10, also to Papini. Linda to send dues invoices and late notices to LeCoq.

#### 5. Finance

- A) Bank balance is \$ 61299.00 23 homes/ lots have not paid dues to date. HOA owns 5 pieces of property al ditches and values at \$ 0.00 this is the reason for property taxes that are showing in the amount \$ 0.00.
- B) Wards is looking for the missing invoices.
  - And has been noncompliant in offering any support in helping to understand their invoices.
- C) Attorney retainer – we are paying a monthly retainer to Hindeman & Sanchez, yet we are not certain as to the services covered by this retainer. To be investigated by Robert.

6. Community Park Committee Update – Jeff Nieuwsma will head this committee if another person is willing to head the DRC. Dan Zwart volunteered to head the DRC.

#### **New business**

#### 7. Finance

- Attorney retainer will be discussed by Robert, with Hindeman & Sanchez. Robert hopes to renegotiate the terms of our retainer, as well as fees charged to the HOA.
- Paper trail FROM Ward's is still ambiguous. Ward's sent a QuickBooks file which is not readable.
- Vikki Braddach will be requesting landscape maintenance bids from other companies.

#### 8. Discuss need for performance bonds from builders

- Performance bonds could be a way to ensure work on new construction is completed in a timely manner and with deference to the covenants.
- DRC to look in to performance bonds, their application and relevance for our HOA.

#### **Open Floor**

- Discussion – it is now illegal to impede a homeowner from installing solar panels.
- Swamp coolers are also now legal
- Robert has offered to get the box of paperwork from Chris Cholas

**Next Meeting:** A February 24, 2010 – 7:00 PM  
3415 Red Hawk Lane  
Meeting adjourned at 9:10 PM