

**RINN VALLEY RANCH
HOME OWNERS ASSOCIATION
MEETING MINUTES
04/01/2010**

Location: 3498 Cottonwood Lane

Minutes: Meeting begins at 7:08 PM.

Roll Call/ Attendees: Tabitha Butler, Steven Carlson, Linda VanPoppel, Jeff Nieuwma

Absent: Robert Trent

Agenda

Approve agenda

- Approved

Proof of meeting notice

- Meeting time and location posted on Rinn Valley Ranch HOA website www.rinnvalleyranch.org
- Community email sent out to notify of meeting time and location
- Notice posted at west mail boxes

Unfinished Business - none

Finance – see report from Linda V.

- United power should be higher, however one of the pumps is not working
- Linda email referencing Arvada Pump – our electric is not 3 phase, can have United Power replace wiring. Pumps are over worked and not functioning properly. We believe that we need to investigate with the city to determine if approval had been given to authorize improper and out of code work regarding the initial pump installation.

Jeff – motion to move \$15000.00 from general fund of \$66000.00 to reserve account in the budget.

- Motion seconded and passed unanimously.
- Linda will be visiting Arvada pump to get an accounting of communication between HOA and A Pump outlining their general recommendations as well as any occurrences.
- With any deductibles for insurance, we need to self insure within the budget.

Jeff – motion to allocate \$1000.00 cap to be used for Errors and Omissions insurance, as well as officer insurance. Steve and Linda to be authorized to acquire insurance. This needs to be executed within 14 days.

- Motion passed unanimously.

HOA Dues / Invoices

Attorney retainer - no report

- Steve - Motion to accept Roberts report via email to be added to the minutes.
- Motion passed unanimously

DRC

Status of need for performance bonds for builders – determined at last meeting that this is not feasible

Status of updates to Design Review Guidelines approved at the 11-23-09 meeting reviewed section 3 and will be sent to DRC members upon completion of entire revision.

Build out philosophy and plan for the remaining lots – it is difficult to mandate home styles for the remaining lots as long as people are building within the covenants

Enforcement

Status of Possible Management Candidates – waiting for Robert to be able to set meeting dates to make final decisions put on back burner until the finances of the board/ community are in order

Fine notices status

Lecocq- 3560 Rinn Valley Dr- Jeff & I spoke with them in November of 2009; a certified letter was sent to them in January 2010 with a please respond by 2/26; they signed for the letter, never responded. It will now be turned over to the attorney... once we have one in place.

Papini- 3485 Cottonwood Circle- Jeff spoke with him in December 2009; a certified letter was sent to them in January 2010 with a please respond by 2/26; they signed for the letter, never responded. He HAS been working on his property, but it was clear he is not following the submitted designs.

Jenne- 9350 Cottonwood Circle- By the time the website was back up & I was ready to send out their warning letter for the dog cage, they had already removed it. Letter was not sent.

Walter's- 3500 Cottonwood Circle- Warning letter sent 1st class about the 'dog run' under their back porch. They have until April 28th to do something about it.

VonLintel- 3205 Rinn Valley Drive- Warning letter sent 1st class about the 'dog run' under their back porch. They have until April 28th to do something about it.

- Need to address the two color privacy fence located at 3415 Red Hawk Lane
- Feature Homes Sign Status – will receive a letter requesting removal of all signage prior to clean up date, or they will be charged for removal.

Misc

Lights not functioning at mailboxes – still not functioning
Jeff Franks to assist Matt Nunn

New business

- Community Cleanup – Spring Community Clean Up set for May 8th.
 - o Motion for 8th passed.
 - o Removed and changed motion to no.
 - o New motion to do clean up on June 5th.
 - o Motion passed
- June 12 for garage sale – Tabitha Butler to head
- Tabitha to get quotes for cleanup day
- BBQ for community potentially in the fall.

Community BBQ – to be discussed in the future for a fall date, to be chaired by Tabitha Butler

Enforcement

Status of last walk around

- Many persons have a variety of violations from landscaping issues to the number of vehicles and/ or trailers allowed in a driveway. The Enforcement committee will provide the Rinn Valley Community with advance notice regarding these violations to inform as to the course of action to be taken by the Enforcement Committee

News Letter – will continue to be posted at the mail boxes

Wire fencing and other common violations – no final determination. Tabitha to consult with the DRC

Finance

- Bank Balance is \$66,747.66
- Accounts Receivable
Four Homeowners have not paid 2010 Dues
 - Lecocq, Didier & Nancy.....3560 Rinn Valley Drive
 - Ortiz, Carlos & Monica.....3495 Cottonwood Circle
 - Papini, Jared & Sarah.....3485 Cottonwood Circle
 - Pate, Robert & Michelle.....3530 Cottonwood Circle

No fines have been invoiced for January, February, and March. Linda suggested the attorney be contacted to advise on how to proceed.

- Expenses March
 - Left Hand Water 24.15
 - United Power 180.87

- Sept 08-Sept 09 Expense was 40,000.

Landscaping Bids – Wards is giving the HOA a fair price based on bids received by Vikki B. Recommends that we retain wards’

Motion – award landscaping contract to Wards – passed unanimously
Need to ask Wards to find solution to goat head problem on the paths.

Open floor

Park needs to be readdressed. We need to have a presence at council meetings to hold them accountable. David Szablowski has volunteered to attend town meetings as a representative of Rinn Valley Ranch to voice his concerns that we need to have our park.

Jeff – motion the minutes and agenda will be emailed to the board by or before 10 days prior to the next HOA board meeting so the president can include the minutes and agenda in the community email and/ or posting announcing the next HOA board meeting.
Passed unanimously.

We are mowing the town of Frederick lots. Does anyone in the community know why we are mowing lots for the town of Frederick? This stems from action taken by Capital Pacific agreeing to mow the lots.

Dan Zwart – mentioned putting together a spreadsheet noting violations, actions and consequences to facilitate public notice and create accountability. Tabitha has put something together and will share with the board.

Next Meeting: May 3, 2010 – 7:00 PM
3498 Cottonwood Lane (Butler House)
Meeting adjourned at 10:05 PM