

**RINN VALLEY RANCH
HOME OWNERS ASSOCIATION
MEETING MINUTES**

06/16/2010

Location: 3498 Cottonwood Lane

Minutes: Meeting begins at 7:15 PM.

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

Absent: Jeff Nieusma

Agenda

1. Approve agenda

- Approved unanimously

2. 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

3. Approval of minutes

- Approved unanimously

Old business

4. Park update

- Town of Frederick meeting regarding parks was to discuss the future plans (20 year plan) for Frederick. Trying to connect with the greenway through Longmont, but again this is for the future.

5. BBQ Clean up report

- Total costs of event to be reported by next meeting. Estimated to be roughly half of last year's costs, around \$ 800.00.

- Both the BBQ and the clean up were very successful and well attended by the community.

6. Arvada Pump

- We have paid for one year of work & inspections, which Arvada Pump has completed. Recommendation to wait for Jared Panini et al to get back to the HOA with information and a recommendation to either perform upgrades to the existing motors and electric, or keep things as they are at present.

7. Financial Report

-	All 2010 dues have been paid.		
-	Bank Balance		\$ 62498.64
-	Reserve for pumps		15000.00
-	Available for budget		47498.64
-	Expenses	May	June
	Insurance		430.00
	Landscaping	1377.35	
	Office	102.16	
	Repair Mail Box Lights	367.45	
	Pumps		1569.54
	Left Hand Water	24.15	493.15
	United Power	260.22	267.91

Receivables are still showing outstanding funds due, but they lack a paper trail. Linda will bring the statements to the next HOA board meeting and the board will determine what can be collected and what should be wiped from the books.

8. Attorney

- The board has authorized Steve Carlson to follow up with Jacob Rupp-Zimmerman to retain his services as attorney for the HOA. This is a follow up to the fact that Robert has not had sufficient opportunity to retain Mr. Rupp-Zimmerman.

First items to be brought to the new attorney:

- Swamp coolers and how much the board can require regarding design
- Performance bonds for builders
- Impact and viability of hiring an outside management company

9. Design Review Committee

- DRC is still in the process of updating the design guidelines. No changes can take effect until the board votes on them, which is anticipated for the next HOA meeting
- Status of need for performance bonds for builders – to be turned over to legal advisor
- Build out philosophy and plan for the remaining lots – To be further discussed after speaking with the attorney

10. Enforcement

- Hoping to avoid hiring an outside firm until the HOA finances are fully in order. Concerns include:
 - Making sure the pumps are in good working order
 - Landscaping expenses, especially regarding out lots
 - Park expenses, to be sure we have some reserve funds for this itemWithout these expenses being fully known and within the budget, it may take a special assessment to afford outside services.
- Tabitha has been handling most enforcement issues via email and has had positive results with cooperation from homeowners also being extremely positive.
- Tabitha to present updated enforcement guidelines at next meeting

New business

11. Garage Sale

- Rained out and rescheduled for the following week.

12. Annual Meeting

- To be announced by Robert no later than 60 days prior

13. HOA Board Elections

- To be announced along with the annual meeting date

Open Floor

- Steve Carlson announced he will not seek to run for reelection to the board. This is one of two available seats opening at the next election. The second is that of Robert Trent, who did not announce whether or not he would seek reelection.
- Discussion regarding how HOA members will be notified about the opportunity to run for the two seats to be open for election. The community will be notified via email by Robert as to the proper procedure to get on the ballot, or nominate someone to be placed on the ballot.

Next Meeting: Monday, July 19, 2009 – 7:00 PM

3498 Cottonwood Lane

Meeting adjourned at 8:41 PM