

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

07/26/2010

Location: 3498 Cottonwood Lane

Minutes: Meeting begins at 7:15 PM.

Roll Call/ Attendees: Tabitha Butler, Steven Carlson and Jeff Nieuwsma

Absent: Linda VanPoppel

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 pending change of date to reflect corrected date 06/16/2010

Old business

4. Park update

- No update, the Town of Frederick lawyers will be contacting Lennar's lawyers after they (Lennar) pulls permits for new construction.

Discussion regarding parks - trying to determine who has the responsibility to provide our park and how it will be achieved. Ultimately the Town of Frederick acknowledges they owe us a park; however they are not willing to help us get one.

6. Arvada Pump

- West pump has 14000 hours if run time. East pump has 8000+ hours. Around \$5000 to rework electric at East pump to make the run more efficient. West pump has an automatic reset. East pump does not. There is no line lose due to over use of amperage. Pump was installed incorrectly. The water in the irrigation ditch is what is causing the pumps to trip,

Discussion regarding pumps – should not change to three phase power. No savings will be realized. There is no solid reason why the pump is tripping. Should start with replacing contact to a larger size and adding an automatic reset on East pump. Should also be sure HOA has adequate insurance to cover any liability that may arise regarding pumps on CR 20 ½.

Need to contact lawyer to determine liability HOA may have regarding pumps

Motion to allow Mike to spend \$500 or less on East pump. Any amount over \$500 must first be approved by the board. This may be done via email. Motion seconded by Tabitha – passed. Unanimously.

7. Financial Report

- Linda and Vikki working together to make new budgets for approval in next term. Will create two or three budgets to be presented to the community for a vote to approve at the next annual meeting.

It is determined there is a need to write off bad fines that have been assessed, but never collected or documented. Without a paper trail of documentation, there is no recourse.

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.

Motion HOA to write off bad debt that have no back up from the previous years, Seconded by Steve Carlson Unanimous. No documented debts or liens to be forgiven.

8. Attorney

- Jacob Rupp-Zimmerman has been retained as the attorney for the Rinn Valley HOA. He has been paid a \$1000.00 retainer and is charging the HOA \$125.00 per hour for any items that do not require a flat fee, such as filing lawsuits or liens. Billing is for services rendered. Retainer is to be replenished when falls below \$500.00. All letters of agreement and rate schedules have been filed in the HOA file cabinet.

9. Design Review Committee

- No meeting this month.

10. Enforcement

- Regarding weeds, enforcement will notify homeowners of weed violations *once*, and then notify the Town of Frederick if the problem persists.

Neither the HOA board, nor the Enforcement Committee is responsible for notifying residents of changes in date of trash removal. It is the responsibility of the individual homeowner to be sure trash cans are put out and removed within the appropriate time frame. Please contact Waste Connections Inc. at 303-288-2100 or www.wasteconnectionsofcolorado.com

New business

11. Annual meeting Sept 27 7 PM location to be determined.

- Elections will be held for two open seats on the HOA board, details will be posted by Jeff on the website.

Voting for the 2011 budget will also be held.

12. Trailer at south entrance is on Lennar property and must be removed by Lennar. Frederick police have cited Lennar in this matter.
13. Homeowner with incorrect fence color(s) has never received final approval of his fence and is therefore in noncompliance. DRC will contact and give 30 days to get approval.
14. Homeowner seeking to install evaporative cooler has been given the permission as long as guidelines provided by DRC are followed.
15. Effective June 23, 2010, Robert Trent resigned from the Rinn Valley Ranch HOA board, therefore leaving the office of president open, with duties to be fulfilled by Vice-president Jeff Nieuwsma.
16. Kevin Olson was appointed to fill the vacant board position by a unanimous vote of the board members. The office of president shall remain open until the next election.
17. Annual Meeting
- September 27, 7 PM
18. National night out – McCaskills to head this August 3. K-9 demonstration, kids' activities and car show will be held in the cul de sac on Morning Dove Ct.

Open Floor

Concerns were raised regarding an example citing a possible special assessment in the June minutes. To clarify, this was a reference to what might be required if an outside management company were retained without realization of an annual dues increase of \$35 per lot, as well as making sure there are adequate emergency reserve funds in the event of special circumstances that might require large outlays of cash, such as replacing the pumps. Please know this was a comment meant to illustrate a possible case scenario, not what is intended.

Will Butler will now manage the HOA web site

Next Meeting: Monday, August 23, 2010 – 7:00 PM

Location: 3405 Cottonwood Circle

Meeting adjourned at 9:36 PM