

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

08/23/2010

Location: 3405 Cottonwood Circle

Minutes: Meeting begins at 7:15 PM.

Roll Call/ Attendees: Tabitha Butler, Steven Carlson, Linda VanPoppel, Kevin Olsen and Jeff Nieusma

Absent: None

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

- Notice posted at west mail boxes

3. Approval of minutes

- Approved unanimously

Old business

4. Park update

- No update from the Town of Frederick –

5. Pump update

- Need to discover from Mike if any work has been performed, or will need to be performed.

7. Financial Report

Bank Balance	50,928.13
Reserve for emergency pump maintenance	15,000.00
Budget Amount	35,928.13

July 2010 Expenses	
HOA BBQ	238.16
Landscaping	6756.48
Dumpster	250.00
Left Hand Water	649.00
United Power	330.14

Motion by Linda: the annual HOA fees are due on or before November 15 each year from 2010 forward. Seconded by Steve Carlson. Passed unanimously.

DRC – board has voted that cottonwood trees of any type are prohibited from being planted or kept within Rinn Valley Ranch.

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 report

10. Enforcement

- Bank to receive notice of violation regarding weeds on all of their lots.
All homeowners who have ignored warning notices for weed problems will receive fine notices.

New business

11. Tabitha Butler named as President of the HOA board through the September Annual Meeting

12 Annual meeting Sept 27 at 7PM

- Location: Nieuwma hom3, 3405 Cottonwood Circle
- Elections will be held for two open seats on the HOA board, details will be posted by Tabitha on the website.

No new budget was approved, so there will not be a new budget proposed at the annual meeting.

Open Floor

Discussion regarding the possible liability the HOA may or may not have regarding the pumps. The initial paperwork that was filed with the Town of Frederick must be recovered first, and then we must consult with the HOA attorney. Linda and Tabitha will look for the paperwork in the file boxes.

Next Meeting: Monday, September 27, 2010 – 7:00 PM

Location: 3405 Cottonwood Circle

Meeting adjourned at 9:09 PM