

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

**09/27/2010**

**Location:** 3405 Cottonwood Circle

**Minutes:** Meeting begins at 7:05 PM.

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

**Absent:** Kevin Olsen

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](http://www.rinnvalleyranch.org)
- Notice posted at west mail boxes

3. Approval of minutes

- Approved unanimously

4. Election Status

- Discussion that since the ballots, election notice and budget were not delivered in a timely and proper manner in accordance with our covenants, it was recommended that the election be postponed until October, when proper notice can be served. With 34 persons in attendance, there was a vote by show of hands to determine whether or not there should be an election next month. With 26 for, 6 against and 2 not voting, it is determined the election will be held in October. Linda VanPoppel has volunteered to mail all ballots. It is extremely important that the budget is included in the meeting notice and included at least ten days prior to the next scheduled meeting/ election.
- Need to have also have discussion regarding hiring a management company.
- Kathy Friedl and Paul Glover appointed to the board. Tabitha to remain as acting president up to and through the next board meeting scheduled for Monday, October 25.

**Unfinished Business**

4. Financial Report

Bank Balance 48199.95

Reserve for emergency pump maintenance	15,000.00
Budget Amount	33199.95

August & September 2010 Expenses

Landscaping	1201.55
Dumpster	250.00
Left Hand Water	2558.45
United Power	944.37
Post Office rent	56.00

Wards will breakdown all landscaping costs so the board can make better decisions in authorizing additional, but necessary, work.

Need to contact our attorney and ask that he provide monthly statements to afford accounting accuracy for the HOA.

- Pumps
- 15000 set aside as a reserve for the pumps. If both pumps go out at the same time, the 15000 will not cover that.
  - o Denver Industrial Pump and Quadra were recommended as alternative companies to Arvada pump. Run time being monitored and e pump running at 50 %, so a broader span of time exists between stops and starts. This will save wear and tear as well as energy.
  - o Arvada Pump – 700 was the combined offer to perform pump repairs at this time, which is 200 over what the board had approved.
  - o The following is an email from Mike to the board dated August 29, 2010.

Recommended to restore the original control configuration as well as performing the necessary repairs. – This is recommended to be business for the new board. Just wanted to provide an update on the pump research.

After the last meeting I contacted Arvada pump to get a price on restoring the pump starter control to the automatic reset and perform the routine maintenance.

The response identified the semi-annual inspection to be \$462.00 with an added cost of \$270.00 to re-install our original starter at the same time. Net = \$732.00 for the work. If we chose to re-install the starter at a later date and separate that cost from the routine maintenance trip then the cost would be \$450.00 for the re-install of our old starter control. (It is in good and operational condition per Arvada Pump).

Naturally this posed some questions in my mind and the cost was over the Board pre-approved amount of \$500.00 to proceed.

I have spent several hours personally inspecting the pumps and looking over the operations. I did find an issue with the east pump and made an adjustment on the floats that control the start and stop of the pump. The pump was pumping too low and was sucking air causing a very long delay in the ability of the pump to shut off. This was followed by some back flow from the piping which is normal but it caused the pump to re-start too soon and result in a short cycling of the pump and un-needed heat and wear and tear. I adjusted the start float to handle the back flow and then address the normal water inflow from the water table.

Additionally I found a wire disconnected in the east pump panel that I believe powers the alarm light. Also there are capacitors installed that differ from the original design and one of them was falling out of its holder. I did a re-install so nothing would short out.

I made the adjustment and monitored it for the past week to be certain that I had not missed anything in the operations or had a resulting water table level problem. The inspection this morning showed a better run cycle and longer off times allowing the motor and controls to cool acceptably and not over cycle.

Based on this and future planned monitoring, I believe we have a more stable approach to the float settings and better start and stop control. This better control will reduce the wear and tear on the controls and motor which would result in longer life.

My discussion with Arvada pump did also indicate that the current draw on the east pump is not above normal and should not be a reason for the wiring showing heat and discoloration. This prompts the operational review to determine other causes of high current draw and any reason for heating up the wires. Rapid on/off cycles could cause this and shorten the life of the electrical components.

I do propose that we have the starter control reinstalled to have both pump sets set up the same way and with automatic resets as designed by the pump manufacturer. This should also have the alarm light reconnected and properly address in the capacitor installation issues. I plan to ask Arvada Pump for a detailed list of service they perform in the semi-annual inspections so I clearly understand what we are getting for the \$462.00 every 6 months.

We would then be able to monitor the operation of both pumps and see if there is any compelling differences or reasons for a specific problem to solve.

I am asking for Board approval to proceed as noted above for the control re-install and if the Board wants me to pursue the conversations with Arvada Pump on the specifics of the 6 month services. Should the 6 month services be a reasonable amount of work and travel cost should I proceed with the combined starter control re-installation and routine maintenance proposed at \$732.00

- Vote to approve the additional funds up to \$300 for a total of 800.00, for Mike to pursue repairs. Approved by all.
- Management Company – this will be looked in to with a goal to be executed before the next HOA meeting.
- Upcoming Projects – none

#### 5. DRC

- Design Guidelines Update Status – still under revisions, to be resent to board members via Dan Zwart. Need to get final approval of board.  
Nothing new to report

#### 6. Enforcement

People have been complying when asked, as opposed to having to mail letters and threaten fines.  
Projects upcoming year – work on getting a committee to assist enforcement.  
Linda requesting a copy of all letters sent to aide in back up documentation.  
Robert Trent requesting a print out, at meeting, to show all warning and fine letters sent. The request is denied on the advice of our attorney, pertaining to privacy issues.

#### 7. Park

Still in the hands of the attorneys  
Grant – Paul Glover is working to get together the necessary documentation to submit a grant application for park funds.

#### New Business

Kathy Friedl will act as secretary  
Paul Glover will act as president

Need to inform community that the election will be held in October – add date  
Vikki Braddach to act as the election official  
Votes to be counted at the annual meeting according to the covenants.

Meeting and election to be held on Monday, October 25. Ballots can be dropped off at Vikki's house, 3525 Rinn Valley drive, anytime during the day before the election. Or, you can cast your ballot at the HOA Board meeting by 8PM.

Date for dues to be submitted to be changed to December 15 this year, seconded by Kathy F. Unanimously approved. This applies to the year 2010 and reverts back to November 15 due date for each following year.

### **Open Floor**

Homeowner has an issue with a fence that has not been given approval, as he believes he received implied approval from DRC and erected the fence in good faith that his design had been approved. He is asking for an exception, as he believes there was a miscommunication and that the material used was not in compliance. DRC has requested that home owner appear at the next DRC meeting with any and all items that may pertain to approving his privacy fence. The next DRC meeting is Wednesday October 15 at 3405 Cottonwood circle. 8PM.

Next Meeting: Monday, October 25, 2010 – 8:00 PM

Location: St. Brigit Episcopal Church  
110 Johnson Street, Frederick

Meeting adjourned at 9:09 PM