

Rinn Valley Ranch
Home Owners Association
Meeting minutes
12/17/2010

Location: St. Brigit Episcopal Church, Frederick CO

Minutes: Meeting begins at: 7:13PM

1. Roll call

Attendees: Tabitha Butler, Kathy Friedl and Jeff Nieuwma

Absent: None

18 unit owners are in attendance

2. Approve agenda

Approved Unanimously

3. Proof of meeting notice

Meeting Notice and Agenda was sent via mail with Ballots, was posted on mailbox boards, posted on the website and sent via community email list.

4. Approval of minutes

September Minutes - approved

November Minutes- approved

5. Count Ballots

New Board Members - Phyllis Sjoberg - 37, Daniel Zwart – 30, Kathy Friedl - 28

Other candidate vote counts: Murray Mumford– 22, Brenda Baril 17

6. Election of officers

Board for 2011

President: Daniel Zwart – unanimous vote

Vice President: Jeff Nieuwma – unanimous vote

Secretary: Kathy Friedl – unanimous vote

Treasurer: Phyllis Sjoberg – unanimous vote

Tabitha Butler – will continue to be lead for enforcement and will work with the management company that will be taking over enforcement.

7. Approval of budget

Proposed Budget– Budget is approved – (77 – yes / 6 –no)

Increase to Dues – Increase is not approved (26 – yes/ 57- no)

8. New business

Vikki Bradach asked if we were paying for use of church. We are not paying but should consider a donation to church for using their sanctuary for last 2 meetings.

Kathy Friedl made a motion to donate \$100 to St. Brigit Episcopal for use of church. Tabitha will write check to church. Motion Approved.

Dan Zwart requested the HOA to consider moving meetings to Carbon Valley Library.

Date: December 17, 2010

Subject: Location for Regular HOA meetings

Ref: Rinn Valley Ranch By-Laws Section 2.8


Location of Meetings - All meetings of the Board of Directors shall be held within Frederick, Colorado, unless a majority of Directors consent in writing to another location.

Proposal to conduct all future meetings of the Rinn Valley Ranch HOA at the following location:

Carbon Valley Regional Library
7 Park Avenue
Firestone, CO 80504

This library is the designated library for the Town of Frederick and offers a meeting room with a computer projection system and facilities for refreshments.

Signed,

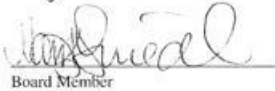


President



Vice-President

NIEUSMA



Board Member



Board Member



Board Member

Phyllis Sjoberg asked about why our by-laws include approving the agenda. Suggests we update and clean up by-laws. Discussion around whether we would require legal review. Last time we updated the by-laws legal cost approximately \$5K. The HOA would have to re-file with Secretary of State any changes to the by-laws. We must follow laws not only for non-profit but also for HOA.

Tabitha Butler asked question around requirements for snow clearing. Town of Frederick is responsible for South Homestead Drive and Rinn- roads leading to entrances of the neighborhood. HOA is responsible for clearing snow around mailboxes.

9. Open floor

Margaret McCaskill asked question around Management enforcement process. Does the board have to approve before the management company sending violation notices? NO – the management company will send violation letters without approval; will consult board on escalated violation issues.

Dan Zwart and Phyllis Sjoberg will need to be added to email. Bank and Insurance accounts will need to be updated to reflect new board members. HOA will need to post meeting minutes.

Dan Zwart would like to regroup the board/committees around so to remove conflict with DRC so board is not directly involved.

DRC: Kevin Olson – to head DRC, Matt and Sue.

Dan Zwart made motion to change Committee Chair of DRC to Kevin Olson – Phyllis seconds the motion– approved unanimously.

Tabitha Butler asked going forward what method do we need to use for notifying the community about HOA meetings. Only annual meeting notice and ballot should be mailed and allow people to mail ballot back – better turnout. Email for all meetings except for Annual Meeting.

Murray Mumford – discussed being a non-profit organization – other way to raise funds. Hold raffles/prizes for to get people to attend meetings. Pick up cans to recycle and get money. He also suggested that the board need to be diligent in ethical behavior as well as legal to avoid potential lawsuits. He mentioned some specific concerns with legal advice the board had received- saying it was incorrect. The HOA Board requested that he send his concerns with specific details and description of what legal advice we have been given that is incorrect via email to the board and Dan Zwart will review.

10. Adjournment

Meeting adjourned – 8:27PM

11. Next Meeting

Next Meeting will be Thursday Jan 13th – 6:30PM at Carbon Valley Regional Library – 7 Park Avenue Firestone CO 80504