

Rinn Valley Ranch
Home Owners Association
Meeting minutes
1/13/2011

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:34PM

1. Roll call

Phyllis Sjoberg, Tabitha Butler, Kathy Friedl, Jeff Nieuwsma, Dan Zwart

2. Approve agenda

Minutes Approved

3. Proof of meeting notice

Meeting notice was emailed and posted at mailboxes

4. Approval of minutes

Murray Mumford requested that we correct his statement in the last minutes. He specifically said that "Tabitha should not be head of enforcement because she has not completed her landscaping for over 2 years and she is getting warning letters and now fines." Murray is against Tabitha handling enforcement. Dan reminded Murray that all enforcement issues will be evaluated and reviewed when we bring on the enforcement company.

5. Reports

a. Budget

Phyllis: Our current bank is moving to Dacono. Phyllis would like to move our HOA Account to 1st Bank. Also would like to move some balance to Savings account or interest earning accounts. Current balance is around \$ 71,000.00. Two signatures required for checks. Secretary cannot be on check signature. We need to have Expense Voucher and then the two signatures for approval, and then Phyllis can cut a check for the expense.

HOA received a check from a unit owner for dues and QuickBooks has that they have already paid. Phyllis will follow up with neighbor and if they are paying ahead on purpose, or if not then we will return check.

We have a balance due of \$50 listed for a family "Jones". We believe the house was sold. Phyllis will try to get more detail on what the balance due is for and who actually owns the house.

3560 Rinn Valley – has a balance due of \$900 – possibly from past fines & dues. We need to follow up and investigate and then determine how to move forward. They have been sent a certified letter and they were supposed to submit plan to DRC and they have not submitted any plan and then we were waiting for response from lawyer.

Need to add agenda item for next meeting for 3560 Rinn Valley and how to move forward.

Need correct address for Glover family – had two addresses. Determined one was the old address.

-\$300 balance in Accounts Receivable – may be credit memo that got entered into the system.

Current assets - \$1000 Retainer for lawyer

Un-deposited Funds – there is an amount of \$350 that needs to be figured out. Phyllis will get with Linda to figure out.

Final Balance - \$ 73,877.46

Dues are done by 15th – we have 34 (8 are HomeState bank) that have not paid dues.

Kathy Friedl will follow up with HomeState Bank to make sure we have correct contact information and to make sure they received invoices.

Phyllis will be able to bring more complete report at next meeting from QuickBooks.

Late fees- \$50/month will be assessed by those who have not been paid. Phyllis will need to send invoice showing late fee and will invoice monthly until paid – sent via email and US Mail Delivery Confirmation.

b. DRC

No submissions last month. We have open issue – retaining wall at 9385 which is caving into property at 9375. Per Kevin, there is no landscaping plan on file for 9385. Kevin Olson feels that if this is home now owned by (Federal Home Loan Mortgage Corp – 5000 Plano Parkway, Carrollton TX 75010) and that they should be responsible for fix because this is interfering with drainage along the back of the property lines. Enforcement company will send letter to Federal Home Loan Mortgage Corp about the violation and that they will have 30 days to respond to the letter. This is not a DRC issue but will be handled by Enforcement.

c. Enforcement

No new enforcement letters were sent out this month. Updated list will be handed over to the Enforcement Company in February. Phyllis asked about enforcement process. The enforcement process will remain the same with the enforcement company as the current process. Letter will always be sent if there is a violation. We must keep letter trail to ensure that things are being handled even handedly, even for minor violations like trash cans out, etc.

Joel Mendez asked why trash can has to be hidden per covenants. Jeff N. explained that it was part of the original declarant's decision when creating the covenants. There was discussion around some items in covenants that seemed unreasonable to some people and if we should review and make changes to covenants. We need to make sure we decide on all changes that we would want for covenants and make them all at once, because they are expensive to change.

6. Terms for Board of Directors

Dan would like to have two year terms, rotating, so we will have existing experienced members still sitting on the board. Officers will be determined each year.

Dan made a Motion that all seats 2 years on alternating cycles – Approved – Unanimous vote.

Tabitha – Enforcement (ends of 2011)
Kathy Friedl – Secretary (end of 2012)
Jeff Nieusma – Vice President (ends fall 2011)
Phyllis Sjoberg – Treasurer (end of 2012)
Dan Zwart – President (end of 2012)

7. Agenda Items

a. New DRC Guidelines

3:13 (paragraph 6) – Fencing – regarding Dog Runs – added so that two or three run fence see exhibit A – but the exhibit shows only three rail.

This change needs to be reviewed further.

3:17 Accessory Structures - Garage – square footage – need to clarify square footage for garages to be **total amount for both attached and unattached**. This should be limited – should not be limited to 90% of the footprint of main level the house. We don't want attached garage 90% plus another detached that would be size another 90% of footprint.

Dan Zwart and Kevin Olson felt strongly that we needed to limit size of detached garages so that we do not become a community of storage garages and the homes are not the dominant structures.

Jeff Nieusma disagreed with the proposed changes, stating that many people buy in this neighborhood because the big lots allow for them to put in detached garages to hold their various recreation toys (RVs, Boats, 4 wheelers, etc) and that this would deter people from buying in the neighborhood.

We will table this review and then make decision at future meeting. Finish discussion in email.

Review that wording is clear on matching materials for garages.

3:11 – should say attached garages

Change approved

3:13 – decorative fencing – we currently only allow 3 rail fencing or privacy fencing. Allow decorative fencing around gardening/raised garden beds – then to allow shorter fence around these areas.

Table for further discussion via email and will decide at future meeting.

3:19 – 1.5 inch rock – as ditch treatment. Take this back to the cobble. Small rock gets easily pushed into dirt or knocked into road.

Table for next meeting and continue to discuss via email.

b. Enforcement Contract

The contract from Real Manage had incorrect Contact Name for HOA. Tabitha Butler will call and request correct contract with Daniel Zwart as contact name. Therefore, the HOA Board will wait until we receive new contract to sign.

8. New Business

None

9. Adjournment

7:57PM

10. Next Meeting

Will determine via email – aim for 30 days out.