

**Rinn Valley Ranch
Home Owners Association
Meeting minutes
2/17/2011**

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:34PM

1. Roll call

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

2. Approve agenda

Minutes Approved

3. Proof of meeting notice

Meeting notice was emailed and posted at mailboxes

4. Approval of minutes

Minutes were approved unanimously

5. Reports

a. Budget

Phyllis Sjoberg opened new accounts at 1st Bank. Must have minimum balance of \$20,000 earn .5% and can write 6 checks a month to earn interest on part of our standing balance.

Phyllis put together proposed budget based on actual expenses in QuickBooks.

We still have 9 properties late on HOA dues. Letters have been sent with updated invoices to reflect \$50 late fee.

3560 Rinn Valley - Still owe \$950 in dues. We are not aware we have documentation trail on the past HOA dues that are due. There was some question on whether or not they had paid last year's dues.

Phyllis will put together an itemized letter of what they owe and then meet with them to go over all the past due amounts.

Need to be more diligent going forward to document HOA dues outstanding and fines. Robert Trent suggested that we send invoice for outstanding amount due; they have to pay within 30 days or show proof of payment and then start fining. Phyllis agrees and will do this.

We have another property with HOA dues that is in foreclosure. We should put lien on the property to get our dues for this property. Bank would have to act to continue foreclosure process.

Late HOA Dues notices need to be certified mail.

b. DRC

1 submission, Kevin Olson responded to the person submitting the plans. Tabitha updated the website for next DRC meeting. DRC will go back to regularly scheduled meetings. We need recent minutes posted for the DRC.

c. Enforcement

The HOA will be signing the Enforcement contract. Enforcement will be in transition for the next month as we turn things over to Real Manage. There are no issues or enforcement notices going out. We do need to update the enforcement documents to include the phase 2 of the neighborhood.

We are updating and making guidelines for DRC and incorporate changes dictated by the town. Covenants will not be changed due to complexity at this time.

Robert Trent asked if time for correction of violations will be adjusted to be shorter. Dan agreed that the timeframe for correction of violations needed to be updated.

d. Terms for Board of Directors

Dan reiterated the new terms established for the HOA Board Members. Every other year 2 positions come up for election; all seats are 2 year terms.

6. Agenda Items

a. Ethics and Conflict of Interest

Concerns were raised around ethics and conflict of interest in regards to the board. People with financial benefit or gain(or close family or associates) of the item up for vote or decision, then the person can serve on the board but will not be able to participate in that item/decision that they have a conflict. They are to declare their conflict of interest.

If we had a majority of the members that were in conflict, the HOA member could appeal to the Board.

b. Proposed DRC Guideline Changes

Accessory Structures: The town is dictating that the accessory structure cannot be larger than 90% of the sq ft of the footprint of the livable space. The accessory structure must also be shorter than the primary structure. A homeowner proposed that we combine the 90% rule to include attached garages as well. This proposal was included in the guidelines review and needs further investigation and discussion.

Matt Nunn – Chris and Sue had done research around the proposed Accessory Structure guideline changes in regards to the combined rule. If you add in the attached garage as part of the 90% rule, most people would not be able to build a 2 car accessory garage. There

are 2 proposals on deck for the accessory garages. Matt and Sue expressed concern that as members of the DRC they were unaware of the new proposals in the guidelines.

The DRC did not have sufficient time to review the new guidelines before it was brought to the board. The DRC committee should be driving the change process. It was originally started by the DRC over a year ago, but then the DRC was not included in the additional changes made recently.

The DRC will now take over the review of the guidelines and present the proposed changes to the board.

It was proposed to change 4-6" cobble to keep smaller 1 ½ inch rock from getting into the street or pressed down into the dirt. Bigger rock stays in place better than the smaller rock. Matt points out that we already have a mish-mash of ditch cover. If we change then the south side that is not developed would look different than the remaining part of the neighborhood.

Phyllis Sjoberg – made a motion for the DRC to take over DRC Guideline changes and then they can come back to the HOA with their recommended changes. Jeff Nieusma seconded the motion. Motion was approved unanimously.

c. New Enforcement Contract

4.11 of covenants keep us from signing contract over 1 year. We also cannot have termination fee before end of contract.

There is also an Exhibit A which our copy does not include.

We have 104 houses. 147 lots total. Need to clarify on the number of units covered by the enforcement.

These changes need to be corrected before we can sign the contract.

7. Open Floor (Time Permitting)

Robert Trent– asked about drilling in the back of the neighborhood. Due to loud drilling – must be violating noise ordinances. The HOA has not had a formal complaint regarding to the noise. Matt suggested that they contact the company to complain about the noise.

Murray Mumford– asked about their equipment parked on the fields – should they be paying to put their equipment on that land. The land around the well near the park – they have torn up the property driving in and out of the well area.

Murray Mumford suggested that the HOA allow people to pay to post pictures to be projected at meetings and the funds to go towards the replacement of pumps.

Pumps seem to be working better. We do have coverage to replace one pump. Run hours are down on the pumps. West runs around 5.6 hours a day, the East runs around 2 hours a day. We should be seeing a reduction in electric bills.

Matt asked about turnaround time for getting pump replaced. Is it 8 weeks? Should we go ahead and purchase the pump as back up? We can rent pump as back up until new pump is replaced. Probably would not be good for pump to sit in storage. Arvada has not been

authorized to come in to do the switch work needed yet, but the HOA did authorize \$800 to be spent for this at meeting back in September.

Mailbox lights – Matt will swap out the lights and replace solar panels. Matt will look at commercial grade.

Need to look into another method for posting meetings at mailbox. Current boards are not working – the notices get wet and smear. Kathy Friedl will investigate other options.

Robert Trent asked for Kathy Friedl to email meeting minutes to the community list serve. Kathy will start forwarding the minutes via email.

8. Adjournment

8:00 PM

9. Next Meeting

Will determine via email – aim for 30 days out.