

Rinn Valley Ranch
Home Owners Association
Meeting minutes
3/24/2011

Location: Carbon Valley Library
Minutes: Meeting begins at: 6:34PM

1. Roll call

Phyllis Sjoberg, Tabitha Butler, Kathy Friedl, Dan Zwart

2. Approve agenda

Agenda Approved

3. Proof of meeting notice

Meeting notice was emailed and posted at mailboxes

4. Approval of minutes

Minutes Approved

5. Reports

a. Budget

\$1000 retainer paid for lawyer last year is showing as an asset on the books.

There is a check for \$350 (from 2008) that cannot be accounted for and Phyllis is requesting that the check be removed from the books. Robert Trent cannot recall sending a check for \$350 but did send one for \$300. When he sent the check, there was some mix up when the check was mailed and got lost in the mail, so Robert had to send another check.

Dan made a motion to remove it from the books as a clerical error. Motion was seconded and passed

Notices sent out certified for past due HOA fees, with \$50 late fee. 2 paid for the dues but not the late fee. Phyllis resent the invoice for the \$50. Send final notification via certified mail with additional \$50, must be paid by April 15th it will be turned over to the lawyer. 4 still owe dues and fines. Phyllis is still following up with the Lecocq's about dues from past years.

b. DRC

Matt Nunn reported that the DRC is still amending and going over changes to DRC guidelines. There has been discussion in regards to the remaining lots for the Featured Homes section that the remaining homes on the remaining lots to be two story homes to keep the houses in that section consistent. Dan Z thought there was around a 50/50 split on two story/one story lots. The remaining bank owned lots should be restricted to two story houses, to even out the number of Ranch style homes in that section of the neighborhood. Dan says that it may be easier to apply a rule, such that if someone comes in earlier they may have more choice, but those coming in later may have fewer options for type of homes. Example, you can't have 2 ranches together or X % must be two story homes.

Another section for concern is the Lennar lots. Lennar filed lot plan and design plans for their homes and were approved by DRC when they first purchased the lots. We don't know at this time whether Lennar plans to continue to build. If a new builder buys the lots, we need to make sure the DRC receives plot plans and home designs approved through the DRC.

(2) Plans were submitted to DRC this month - (1) for a basement finish – wanted to add windows to the basement finish. The plan was approved. (2) plan submitted for deck replacement – this plan was approved.

There is an owner asking about Solar panels – who is working on a request to put Solar panels at ground level. There was some concern around safety and how it would look. Robert Trent asked what needed to be submitted for requesting solar panels. Dan responded that the DRC will need detailed plans on where they will be located on the property, detailed drawings, etc. Robert Trent says he didn't really think there is a good spot to put them on the roof. Robert T. is looking at around 30 15 sq ft panels (450 sq ft). Dan Z. sent a request asking Town of Frederick if they have guidelines around solar panels. Dan will forward response to DRC. Kevin requested if we can send question to the lawyer in regards to how much legality the DRC has in regards to approving or disapproving solar panels and how much room we have to make decisions. Matt N will need to send specific questions for lawyer. The DRC request has not yet been submitted for review, so Matt N suggested that Robert request the solar panel installer to give him all the options he has for placement of panels and to submit with the request, so they can take the different options into consideration.

c. Enforcement

Kim Bacon is here to speak to us about Real Manage role for enforcement. 1st violations – note what they see, then they will go back and then check against enforcement guidelines, they are put on notice list and they will receive letter. The owner will receive 2nd notification of violation with fine. After 3rd notice then the unit in question will be called to come in for violation hearing.

service@realmanage.com is the email address for questions. rinvalle@realmanage.com – Rinn Valley Community email for complaints. This email address goes to Kim at Real Manage.

Dan Zwart requested an informational sheet that we can put on website. Kim will send us something to post on the website.

Kim did her first drive through on the neighborhood and noted some things she felt were violations, such as Christmas lights still up and trees cut down that are lying in the yard. She will go back and check against our covenants.

Kim found 4 violations that she feels should be addressed. She will send list to Tabitha. Dan requested that Tabitha send the list to the Board. Real Manage still has not received a copy of the insurance policy. Real Manage is on the policy now. Kathy will ask Mark at American Family to make sure they send copy of the insurance to Real Manage.

Robert Trent asked about the major violations (those that have been ongoing problems) on what the process will be. Kim will get updates on those problem properties and then Kim will put them on a strict plan (to be reviewed by Board) and set dates for the violations to be rectified.

No enforcement letters have been sent since the beginning of the year since the HOA was– waiting for Real Manage to come on board.

Robert Trent asked about the status of the Butler lot. Tabitha explained that they are starting process of suing the landscaper to get their money back and talking with other landscapers about completing the work.

Murray Mumford complained about dust blowing up from the lot and once again stated that it has been 2 years and asked what the HOA is doing about it. Once again, Dan said that Real Manage would take over the process of enforcement of violations and it would be part of that process.

Robert Trent stated that technically that the Butler 2nd lot does not have to be landscaped. The

lot only had to be maintained for weeds and to keep within the guidelines of the covenants and the Town of Frederick. Since there is no structure on the lot it is not required to be landscaped.

6. Terms for Board of Directors

Clarification on board terms...

Tabitha – Enforcement (ends of 2011)

Kathy Friedl – Secretary (end of 2012)

Jeff Nieusma – Vice President (ends fall 2011)

Phyllis Sjöberg – Treasurer (end of 2012)

Dan Zwart – President (end of 2012)

7. New Business (Open floor if time permitting)

Rinn Valley Community Clean Up Day – should we do the date before or after the Town of Frederick clean up day. Dan suggested going after the town clean up day. May 21st will be the Community Clean Up.

Community Garage Sale - May 14th

Pump Update- Mike Boroviak had sent an email to the board that the alarm went off on East pump. The pump had already been scheduled for routine maintenance. Arvada Pump replaced the controls and it seems to be running fine. They should have sent invoice. The invoice was for \$ 732 to fix the pump and put them back to the original configurations. Phyllis received the invoice and has paid it. She also noted that the electric bill has been less lately. Arvada should have also included quote for replacement cost for a pump. \$ 4900 was the quote for pump replacement (just the pump not including labor). Asked to price the slide rail option to remove pump for fixing, but it's not an option because the pit is not big enough. Can run a temporary pump if one fails until new one is put into place. Keep money in reserve and keep eye on pumps. Robert wonders if we should swap pumps because one has 21K hours and the other pump had around 5K. May make sense to swap them to even out the wear on the pumps and extend life of them. Get quotes on what it would cost to swap pumps. Rick McCaskill will research possible prices for the pump that was proposed by Arvada to replace the existing pumps when needed.

There has been an issue with mail getting mixed up. Dan Z was told to write date received mail and put into the mailbox so the mail carrier knows that the mail was delivered to the wrong address. Many neighbors spoke up that they often get other neighbors mail.

Kathy F. asked regarding replacement holders for the HOA signs at the mailboxes. A possible solution was found, but they are a little pricey. Kathy will send information to Matt to see if it is a viable option and if it can be mounted to our existing pole. Kathy will follow up to see if the clear front is plastic or glass. Kathy proposed possibly buying one to try out.

Matt Nunn is looking at commercial options for the lights at mailboxes. We need to talk with electrician about getting power to a commercial light. Rick McCaskill could possibly help in finding electrical contractor through his business.

Robert Trent asked about DRC guidelines in regarding cobble in ditches and whether a decision had been made. No decision has been made yet. The DRC is still reviewing the guidelines and is hoping they will be ready to bring recommendations for next meeting.

Adjournment (NLT 8:00 pm)

Next Meeting - April 21st – 6:30-8:00 PM