

Rinn Valley Ranch
Home Owners Association
Meeting minutes
5/26/2011

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:45PM

1. Roll call

Kathy Friedl, Jeff Nieusma, 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 were approved unanimously

5. Reports

a. Budget

Phyllis has forwarded the budget to the Board. Dan is not sure the status on certified letters for unit owners that have not paid dues or late fines for dues.

Linda V. asked about the budget showing the fiscal not the calendar year. We currently report the budget based on the Calendar year. Since dues are due typically before Jan 1st the income is not shown correctly for the shown financials because it is based on Calendar year, so all the income is for the previous year.

Dan asked Linda if she can help Phyllis with issue of the \$32 discrepancy so that we don't have this showing on the financials going out for property purchases, etc. Linda agreed that she will help Phyllis.

b. DRC

No representative from the DRC committee was present at the meeting, so no update was given. Dan feels that each subcommittee of the HOA should have a representative at the meetings to report and answer questions.

Linda V. asked about whether storm drains can be filled in with dirt. Dan responded that the city is now managing this and if someone wants to have their drain ditch filled they have to get a city engineer to review and approve with a specific plan for how the drain ditch can be filled. It is on a lot by lot basis.

The town controls the drainage ditches, as well as the irrigation ditches.

c. Enforcement

Kathy expressed concern about items on the enforcement list, which is not really spelled out in the covenants and how enforceable they will be - for example empty planters.

Dan has requested that Tabitha to go through the list with Real Manage and discuss those items not spelled out in the covenants.

d. Terms for Board of Directors

Tabitha – Enforcement (end of 2011)

Kathy Friedl – Secretary (end of 2012)

Jeff Nieusma – Vice President (end of 2011)

Phyllis Sjoberg – Treasurer (end of 2012)

Dan Zwart – President (end of 2012)

6. Agenda Items

a. **Mail Box Sign Holder Update** – Sign has been ordered that is watertight and will be installed in the next couple weeks. Jeff made a motion for us to pay Matt to install the sign holder. Dan seconded.

b. **National Night Out** – Dan spoke with Rick and Marg McCaskill and they will provide information from the Neighborhood Watch meeting minutes to be posted on the website. Dan motioned to allow these updates on the website. Motion seconded and approved.

c. Town of Frederick/Lennar & Rinn Valley Ranch Park

The proposed park plan was reviewed and Jeff expressed some concerns that the placing of the trees would make it harder for us to expand the park later on – such as adding a baseball field, basketball court, or soccer field. Dan’s concern would be adding more grass area would increase cost for watering the park. Dan liked that the plan dresses up the neighborhood and we are not looking at just weeds and gas tanks.

The board agreed that we would like to have the walking trail on the proposal expanded and connect to the trail at the main entrance on the south CR 7 side as well link past the wells to the park area. Dan will send an email to the Town contact – requesting that this be included in the plan.

