

Rinn Valley Ranch
Home Owners Association
Meeting minutes
7/14/2011

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:36PM

1. Roll call

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

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. Agenda Item - Fireworks

The Fireworks agenda item was moved up in the agenda so that the Frederick Police could get back to work. Sgt. Dave Egan – Frederick Police Department came to discuss the fireworks issue from this past July 4th. TOF (Town of Frederick) ordinances match State law. No fireworks - if they explode or leave the ground is illegal. 2010 the ordinance was changed for TOF to be the same as state law. Bottle Rockets, Black Cats, Mortar Shells are all illegal. What can the police department do? The police department can issue a summons to appear in court. Need evidence of illegal fireworks. Neighbors can sign complaint and summons can be issued. The police can be called that they can try to respond, but depends on call volume. The police were unable to respond this past 4th due to the fires in Eagle Valley therefore officers were unable to respond to the neighborhood complaints. If neighbors wish to sign statement regarding the illegal fireworks then the police department can issue summons. If the person issued the summons pleads not guilty and it goes to trial the person who signed the complaint may have to go to court to testify. Neighbors can request office to contact them to file the complaint within day or 2 of the incident if the department cannot respond immediately.

Loud Motorcycles & ATV's –ATV's are not permitted anywhere in the Town of Frederick either on road or in fields. ATV on roads is violation of state law. ATV's can only be used as agricultural vehicle in the TOF. Loud Motorcycles – cannot alter manufacturer equipment to make louder – can be ticketed.

Ordinances are available on TOF Website. Neighbors can call dispatch to file complaints 720-652-4222. Please do not call 911.

6. Reports

a. Budget

No income this month –should be receiving \$150 for 2 transfer fees from home sales.

Issue with payment to Real Manage is resolved. We were not getting physical invoice for monthly charge. Now resolved and getting invoices.

Have 3 families that still owe money – one \$50 late – Phyllis will send another certified letter and then turn over to the attorney. There is one family that owes \$300 dues and \$50 late fees. The man is out of work due to injury and they have communicated that they are unable to pay the amount at this time. Phyllis will work with the family and then see if they can do payments to pay off balance due. Another family owes \$650 in past dues and fines. Some of the fees/invoices date back to 2008. Consolidate fees from past years to one invoice with dates from when fees were issued and then send certified mail. Real Manage will also need to send landscaping violation notice to them for landscaping still not being completed.

b. DRC

Have 2 openings for DRC. We are still looking for folks to help out on that committee. Sue Bush is the only member currently on the committee. When committee submits plan to be reviewed what is the turn around. Submit plan, if committee needs more information they will ask for it. At that point the committee must respond within 30 days. If the committee does not respond within 30 days then the plan is automatically approved.

Update on DRC guidelines – redline version of document – send out to Board members and sitting members of the DRC to accept or reject proposed changes. Post copy to website for community to be able to provide feedback as well at next meeting. Dan made motion to move ahead with this process. Motion was approved.

c. Enforcement

Enforcement - Tabitha let the community know that people can call Real Manage if they received a violation letter and want to discuss. First notice is non-fine notice. After 1st notice, if not corrected within 30 days will receive another letter with fine. If received 1st notice and within 6 months receive another letter about same matter then they will not get another warning letter but will get a fine letter. Issues with trailers, RVs, boats and people moving around to avoid detection by management. Owners can only have 1 RV, trailer, or boat out per covenants. The contact information for Real Manage is located on the Rinn Valley Ranch website on the Enforcement page.

d. Board Terms

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

Membership/Terms – 2 seats expire in the fall – Motion by Dan that board election shall be held in October and push out the announcement for 2 open seats and those who run for the spots to come to the September meeting. Motion approved.

7. Agenda Items

Mowing in Fields/Ditches - Weeds issue behind houses in ditches and also in retaining area where weeds are exceeding Town ordinances of 8 inches. Even after cutting they are too high – closer to 18 inches. The frequency of the mowing by Ward's in those areas was discussed. Is it possible to break down outlying areas for mowing more frequently than others? Extra money was allocated to the budget to accommodate more mowing if needed. Contract renewed every 2 years. Dan will review contract with Wards and work with them to determine a better plan for addressing the problem areas. Dave Ward had recommended spraying to kill weeds in some of those areas. Dan will also discuss this option with Wards.

Solicitors: Several neighbors have asked if there is anything the HOA can do about solicitors. The HOA cannot really prevent people from entering the neighborhood since we are not gated, but the TOF police say that if people are soliciting then they must obtain a license from the Town. Ask them for their license. If they do not have one, then call Frederick police and report them. If possible call immediately so that police can locate the person(s).

Pump Update: Issue with the electrical configuration in that the run is too long from the source to the pump and the voltage will vary and cause the switch to trip and then the pump will trip and then reset. The pump does not stay running long enough to get the water level down. In addition the pits are too small so the water is drained quickly, then it trips off and then refills quickly. Mike spoke with United and there is a possible solution of setting up a shorter electrical run to the pump. It is currently around 400 feet, would get down closer to 20 feet. Last estimate was around \$5K to make this change. Mike will look into bids to do this so we have a written and more current estimate of cost. This should fix issue with voltage loss.

Gas Well Update: Town of Frederick, Neighbors, and Encana met in June regarding gas wells and the neighbor's concerns. Town Of Frederick owns the land where the wells are located and RVR will need to work with TOF and Encana to resolve issues. RVR is asking Encana to put in berms and trees to block view of wells. Currently none of the requests have been done by Encana. Dan stresses that we will continue to work on this issue with Encana and try to come to a resolution.

Mailbox Lights: Rick McCaskill asked if he needed to order new lights for mailboxes. The expense has been approved and he is clear to order the lights.

Meeting adjourned at 8:03PM.

Next HOA meeting -TBD