

Rinn Valley Ranch
Home Owners Association
Meeting minutes
8/25/2011

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:30PM

1. Roll call

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

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

Dan asked if the budget question from last month had been resolved. Phyllis has not had a chance yet to get with Linda to resolve it but will get with her this month.

Pump repair this month for \$1229 plus another bill just received that has not yet been paid.

Phyllis opened Petty Cash account to help cover small expenses to avoid our limit with the bank of having more than 6 checks cashed in a month. The Petty Cash account was used to cover our rent at Post Office and postage for certified letters. Three unit owners did pick up certified letters regarding past due fees. Phyllis has been contacted by a unit owner about setting up payments to pay off fines and dues.

Phyllis asked if we should move the budget from fiscal to calendar year. We need to determine if we want to change this before we set budget for next year for the annual meeting. Kathy made a contingent motion for Phyllis to investigate changing to a calendar year for the HOA Budget. Bills and invoices would go out December – due Jan 15th – late fees start February 15th. Phyllis will check with Linda and make sure there is no issue with doing this. Motion passed unanimously.

Rick McCaskill asked if we can make sure that we show the reserve budget set aside for the pumps of \$15,000.00 in the budget. Currently it is lumped in with the total and he feels it should show as a separate line item, so that reserve is separate from monies

available for the running of the HOA. Phyllis will look into setting it as a separate budget item.

Wards – Lawn Maintenance – Dan spoke with them last month and they provided an estimate for mowing individual areas so that we can better assess what areas may need additional mowing. Wards also provided a bid for spreading herbicide in those areas to keep down weeds.

Rick McCaskill suggested that we revisit our discussion several meetings ago in regards to cutting expenses by re-landscaping the front to reduce amount to water and mow. Get a tracking device that can monitor weather and determine correct amount for watering for grass – around \$450 that ties into sprinkler system that may help cut down costs for lawn maintenance.

b. DRC

Sue Bush from DRC is present. No updates. The HOA needs to advertise again for DRC members. Dan will need to send out DRC Guidelines with redline changes again for review. Encana is giving homeowners who back up to the gas wells gift certificates from Tree Farm to plant trees to screen the wells. Dan showed a satellite view to show how much Encana has expanded back there and it seems to have taken over the path.

Park discussion – Lennar is again in control and dragging feet around the park plan. Town of Frederick met with Lennar over the summer and presented their plan (as discussed at the last meeting) for the Rinn Valley Ranch park and Lennar asked to come back with a modified plan of their own. As of 2 weeks ago, Lennar still had not come back to the Town of Frederick with a modified plan. Kathy will follow up with the town about the timeframe –so we can set a deadline date for resolution of the park. If it does not look like Lennar will respond and move forward HOA will explore legal options to take against Lennar. We will need to add Park discussion for next meeting's agenda so we can discuss further how we want to move forward.

c. Enforcement

The violation report from Real Manage was delayed due to their offices undergoing an audit.

An issue arose last month where an owner received a notice of violation of vehicles/toys exceeding covenants that were parked next to the house. The owner claimed to have verbal approval for the vehicles from the original developer, but nothing in writing. The board determined that there was no way we can accept verbal approval. Any exception given to a unit owner for covenants must be in writing.

Real Manage also needs to go down paths behind houses and roads next to ditches as well to make sure that there are no violations in backyards that are not visible from the front of the house – i.e. weeds, dead yards, toys parked outside, etc.

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)

Two spots will be opening up on the board this fall and the HOA will need to send out notice for the Annual Meeting. The Annual Meeting will be October 27th. The Board will need to send email notice and ask those community members who are interested to in serving on the board to send an email to the Board with a short bio and that we will do a meet and greet at the next meeting on Sept 28th. The cutoff for submitting nominee names for election – Sept 22nd so that we can get the ballots printed and mailed with the meeting notice & budget 30 days prior to the Annual Meeting. Kathy will update the website and send email notice regarding open positions and next meetings.

6. Agenda Items

Pump update – pumps are running normal now. United Power has the order to install the transformer and the closer switch for the cabinet. They have marked areas for utility locates. It will take approximately 6 weeks from submittal of the request to completion. Once UP has completed work, the HOA will need to hire contractor to complete wiring from transformer to pump meter. Rick McCaskill will get with Mike and see if he can help out in getting contract bid for the electrical work.

7. Open Floor

Rick McCaskill will look into lights for front entrance sign. Rick will see if there is any electrical service at the sign. Rick installed new lights at the mailboxes that are nice and bright. Dan will follow up with Matt about hanging the waterproof sign holder at the mailboxes for HOA notices.

Meeting adjourned at 8:03PM.

Next HOA meeting –September 28th