

Rinn Valley Ranch
Home Owners Association
Meeting minutes
10/05/2011

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:33PM

1. Roll call

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

Review of current budget running from January 2011- December 2011. Invoices for dues will go out December with due date of January 15th, 2012. Late notices will go out February 15th, 2012. No checks will be deposited until after January 1, 2012.

The budget/ballots were mailed and a few have already received theirs in the mail.

All present board members passed the newest proposed budget.

b. DRC

Kevin is still listed as the head of DRC on the website. We will change that.

Sue was having a few issues with not receiving emails. We are going to do some test emails to check into that.

Kim Bacon from Real Manage is going to work more closely with Sue/DRC to make sure that submissions are happening before sending letters of enforcement.

The board will do a final review on the Red Line Design Guidelines and discuss and vote on the changes at the annual meeting.

c. Enforcement

Discussion about the procedures of Real Manage was had. A few community members had issues to discuss about procedures and customer service with Real Manage itself.

Tabitha spoke with our contact Kim Bacon, about issues. The following items need to be clear and will be posted to our website under Enforcement:

*If you are in violation with something in our covenants, you will receive a courtesy letter explaining your violation. Kim will then watch your property during her biweekly drive bys. If she notices the issue has not been addressed, you will receive another letter. After her next observance of said violation, you will receive a hearing notice to attend a board meeting to discuss your course of action for the violation. If there is a failure to contact the board or show at the meeting, we, as the board, will start issuing you fines. If at any point of receiving letters you do not understand or agree with the violation, PLEASE contact either Kim Bacon at Real Manage, or the board – board@rinvalleyranch.org.

IF YOU ARE CONTACTING REAL MANAGE, YOU MUST STATE YOUR NAME, ADDRESS, PHONE NUMBER AND A BRIEF EXPLANATION OF WHY YOU ARE CALLING. ANNONYMOUS MESSAGES WILL NOT BE RETURNED.

*Kim is going to write out a little more detail about what she is looking for in her drive-bys. These will be posted to the website and discussed at the annual meeting. Again, if you have questions about your violation, don't hesitate to contact Kim or the board.

*The website for real manage is ONLY for filing a complaint or contacting real manage customer service. WE ARE NOT FULLY SERVICED BY REAL MANAGE; THEREFORE WE DO NOT HAVE AN ACCOUNT NUMBER. Please only use the RESIDENT SERVICE link at the top of the page to contact Real Manage via email.

Again, since hiring on Real Manage, we have seen a great improvement on many properties since the awareness of the covenants is more prominent. We as a board agree that there are a few properties that will require a lot more work, and we are working on those. Real Manage was voted in by the community at the last annual meeting.

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 Jeff Nieuwma and Tabitha Butler are the only two names on the ballot. There is still the option of a write in candidate. If you are at all interested in serving on the board, please send your bio to board@rinvalleyranch.org and we will post it to the website.

6. Agenda Items

The annual meeting will be held on October 27th, 2011 @ 6:30pm. We have Nancy Stafford & Richard who will be our ballot counters.

7. Open Floor

Ralph Walters- questions about the park update. Jeff informed him that Rinn had provided feedback to the town on Lennar's original plans. Lennar has yet to respond.

The question arose about the 'burm' along 20 ½ and the overgrown weeds. Jeff clarified that is was Encana's way of retaining storm water per the town of Frederick.

Jeff Nieuwsma & Dave Papini have been working very hard on correcting the damages done by Encana and the drainage issues on the Northeast corner. The ultimate goal is to make the grade so the water runs the right way- away from the properties, and that the ground can be easily mowed to save time on trimming by hand.

Meeting adjourned at 7:55PM.

Next HOA meeting –October 27th 6:30-8:00 = Annual Meeting

