

Rinn Valley Ranch
Home Owners Association
Annual HOA Meeting minutes
10/27/11

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:30PM

1. Roll call

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

2. Approve agenda

Agenda approved

3. Proof of meeting notice

Meeting notice was emailed and posted at mailboxes, ballots and proposed budget were mailed.

4. Approval of minutes

Minutes were approved unanimously

5. Reports

a. Budget

The HOA Board changed fiscal year from September to September to calendar year. That is why the income for dues appears lower from last year.

See attached financial documents.

Rick McCaskill asked about the Other Maintenance category for the Landscaping. Ward's bills the landscaping Maintenance separate from mowing since mowing is done as needed, landscaping – planting flower beds, etc.

b. DRC

The DRC had one submission for new landscaping. Sue is working with the home owner. We will hold off on fees until this gets resolved. Sue has contacted the TOF for the drainage issue on this lot. Sue will also seek input from neighbors with issue of drainage.

3305 Birch – there was a submittal for new trees. This plan is approved.

Mike Boroviak – new member of the DRC.

DRC redlines – Sue had some concern about cobble size stone for ditches, Sue had concern about separation and lack of consistency. Maybe make exception for corners or high traffic areas.

Jeff would like to add Attached to call out the Garage size as Attached Garages. Need to modify document to include this change.

Dan made a motion to vote on the Guideline Revision with the updates as proposed by Jeff in regards to Attached being specified for Garage Sizes in section 3.11. The motion was seconded and approved.

c. Enforcement

Tabitha discussed Enforcement regarding Landscaping now that winter season is here and that Real Manage should focus on those properties still without landscaping, making sure that landscaping plans have been approved and making sure that the guidelines requirements are met and work is started by spring. Those properties need to present a plan for completion for next growing season.

Phyllis - had a question around letter that was sent out and the specific section about toys strewn around the yard. Kim said she was not focusing on that and had not sent any letters regarding it. Jeff feels that it is more around neighbor's having issue with extremes cases and that it is not a general problem affecting the community. That will be removed from the letter and it will be managed with extreme cases.

Kim should return all calls for complaints. Please leave name, address, and phone number for her to call you back. The complaint will be anonymous to the unit owner receiving the complaint, but Kim needs to know that it is a legitimate neighbor complaint. Kim Bacon's contact information is on the HOA website.

The enforcement has made an impact, we see improvement in violations. The number has gone down since we first start.

New owner had a violation letter regarding truck parked inside driveway. The letter mentioned vehicle was disabled and out of state license plates. He lives in New Mexico – has not moved here

yet. The issue has been removed from the list and there is not a violation.

Tabitha asked about showing pictures of lots as examples of what is OK and what is not. Dan did not see an issue with pictures being shown.

d. Board Terms

Election results – 24 ballots received. 18 – Jeff, Tabitha Butler – 16. Rick McCaskill – 5 write in votes, Dave Szablowski – 1 write in vote.

Budget approved – 22 yes, 2 no – Budget approved.

6. Open Floor

1. Rick is concerned about the budget line item regarding watering – especially regarding adding the park and the cost of the additional watering. He wonders if \$1500 increase would cover this. The HOA is asking the TOF to gain raw water rights for watering the park area.
2. Phyllis says budget for non-profit should have \$0 balance.
3. Pumps will not be more expensive to repair or replace than budgeted. Linda asked about whether the invoice had been paid and contract signed. Jeff will give it to Phyllis and she would like to get the check to them tomorrow.
4. Rick wonders why now that the reserve is there for the pumps why the dues are still at \$300. Now that we have the money there, if we don't end up spending it we should be able to issue a refund to homeowners. The HOA suggests that we hold off until the pump issue is resolved and we know the park.
5. Legal fees went from \$5000 to \$200. We have not made extensive use of our lawyer and we have a retainer. At this point we do not feel that we need to put more into the lawyer at this point.
6. We have formed a committee that will review the issue with the pump, the size of the pit, etc. Pump was installed and bolted down

– have to stand in pit to repair. Pump should have been on slides. If we change out the pump we need to make sure it is properly installed. That will be a big expense.

7. Drain pipe invoice for drainage issue in regards to HOA property and the HOA board gave approval for the cost for the drain pipe. \$120. Phyllis made motion to pay the invoice. Motion approved.
8. Cindy Banfield –One of the properties that backs up to Encana gas well. Cindy asked about the weed whacking by Ward's and why they cleared it out, because it has disturbed the nesting of wildlife. She was wondering the reason for why it was done. Jeff explained that area is actually a catch basin and the HOA is trying to return it to the original purpose – to catch high volume runoff to the concrete ditch. That growth of the cattails should not have been there. It has become an issue with mosquitoes and blocking the drainage. That is why the HOA asked Wards to keep the area cleared. Need to discuss further at next meeting.

Meeting adjourned at 7:50PM.

Next HOA meeting –Tentative - December 1st – 6:30PM.