

Rinn Valley Ranch  
Home Owners Association  
Meeting minutes  
12/13/2011

**Location:** Carbon Valley Library

**Minutes: Meeting begins at: 6:35PM**

**1. Roll call**

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

**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**

All fines have been collected for the 2011 year.

Phyllis was questioning what we should do with our reserves. Possible ideas: lowering dues, do something for the community (paying trash bill, street cleaning), holding money for future increase of water usage at our 'park', ditch lining for better pump function, sign on CR 20, walking path improvement.

Phyllis has been hand delivering your 2012 HOA dues notices/invoices. Please see to it they are paid no later than January 15<sup>th</sup>, 2012 to avoid a late fee. Any checks received before January 1<sup>st</sup>, 2012 will be deposited on January 2<sup>nd</sup>, 2012. Thank you.

**b. DRC**

No new submissions. Mike Boroviak is our newest DRC member voted in by the board.

**c. Enforcement**

We are going to be working with individual homeowners about their landscaping plans. This will involve Kim Bacon with Real Manage to get them into a hearing so we can have current plans documented & a timeline.

**d. Board Terms**

Tabitha – Enforcement (end of 2013)

Jeff Nieuwma – Vice President (end of 2013)

Phyllis Sjoberg – Treasurer (end of 2012)  
Dan Zwart – President (end of 2012)  
Open Seat (end of 2012)

Kathy Friedl has decided to step down from the board due to her new job requirements. We want to thank Kathy for all of the work she has done with the board! Tabitha will step in as secretary.

We do have an open seat, so we will be extending an invitation to Rick McCaskill, who received 5 write in votes, at the last election; then to Dave Szablowski, who received 1 write in vote, to try and fill the seat.

## 6. Agenda Items

We will discuss in the Open Floor our goals for the 2012 year.

## 7. Open Floor

We as a board are planning for our upcoming year. We would like to see some improvements within our community that will benefit our residents, as well as our assets; open spaces, future landscaping bills, etc.

Pump/Ditch improvements: Possibly covering the ditch after a full pipe placement to allow for easier ditch maintenance for our landscapers and our residents. Jeff will talk with Bob Pate about cost and labor. Also, a possible expansion of our ditch reservoir to help the pumps.

Dan will get in touch with Ward's to help us understand what our blueprint looks like for watering & our maintenance areas. Jeff & Dave Papini have been working hard in the NE corner to even out for easier maintenance and drainage.

We are looking for community members who are willing to be a part of a **Landscape committee**; taking out some of our grass for better xeriscaping; implementing trees and a better watering system. Please contact the board or attend our next meeting if you are interested in helping.

We would also like a few volunteers to help us with a possible covenant update. There are a lot of things written within our covenant that are outdated and need to be re-worded. If this is something you would like to help us do, please contact the [board@rinnvallyranch.org](mailto:board@rinnvallyranch.org).

**Meeting adjourned at 7:50PM.**

**Next HOA meeting –Tuesday, February 14<sup>th</sup> @ 6:30pm.**