

Rinn Valley Ranch  
Home Owners Association  
Meeting minutes  
02/14/12

**Location:** Carbon Valley Library

**Minutes: Meeting begins at: 6:40PM**

**1. Roll call**

Dan Zwart, Tabitha Butler, Phyllis Sjoberg, Jeff Nieusma, Rick McCaskill

\*There were 3 community members present

**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**

11 outstanding dues, Phyllis connected with a few who said they would mail them. Emails will be sent for non-payment. Fine will begin 2/15/12; \$50 for every month not paid.

**b. DRC**

No new submissions. Mike Boroviak is our newest DRC member voted in by the board. There is still a seat on the DRC if you are interested.

**c. Enforcement**

A hearing notice was sent to a resident. They did not show. One more notice will go out giving them the option to attend for unfinished landscaping, before we proceed to the next step.

Real Manage has sent violation letters for Holiday Decorations that are still up and for too many 'toys' in sight. There are also some yard maintenance issues that must be resolved.

Enforcement and the DRC will be working closely to compile a list of homeowners who have either started or not completed or need to do improvements on their lots. Sue Bush is sifting through all the files and cleaning them up so we have a better reference point

**d. Board Terms**

Tabitha – Enforcement (end of 2013)

Jeff Nieusma – Vice President (end of 2013)

Phyllis Sjoberg – Treasurer (end of 2012)

Dan Zwart – President (end of 2012)

Rick McCaskill (end of 2012) accepted the position; he was the one who received the next highest votes in the last election.

Rick has a lot of knowledge and insight on ways to use our surplus of funds and to improve our neighborhood. He will be contacting Frederick to see what our rights are to the ditch for our first improvement.

## **6. Agenda Items**

Security was our main focus. Rick mentioned that our Neighborhood watch is important. The idea of a gated community was talked about.

For our residents, please do whatever is possible to secure your property; parking inside your garage when you can, leaving on lights or even installing motion sensor lights. Please contact that police immediately if you see suspicious activity. License plates and car descriptions are helpful.

Please remember that there are STOP signs in our community for safety reasons. We also have a speed limit of 25 mph. There have been quite a few who roll threw the stop signs. It is just not an HOA issue, but it is the LAW.

## **7. Open Floor**

The park is back in Lennar's hands. The city has not put a deadline on their response to our updated park plans. There is nothing we can do at this point.

If you would like to be a part of our community's improvement plans or have ideas on what we can do, we would love to hear from you. Please contact the board... [board@rinvalleyranch.org](mailto:board@rinvalleyranch.org)

**Meeting adjourned at 7:56PM.**

**Next HOA meeting –Monday, March 19th @ 6:30pm.**