

Rinn Valley Ranch
Home Owners Association
Meeting minutes
03/19/12

Location: Carbon Valley Library

Minutes: Meeting begins at: 6:33PM

1. Roll call

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

*There were 3 community members present; 2 were DRC members

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

2 unpaid dues. No contact has been made by the homeowners- fines are being assessed. We agreed to 3 letters with attached fines, and then we would send it to the lawyer.

b. DRC

3453 Cottonwood Circle- approved for landscaping in January, but is not in accordance with their original plan. Sue Bush- DRC, contacted Real Manage to send them a non-compliance letter.

3505 Willow- shed plan was submitted which the DRC approved.

Next DRC meeting is Monday, April 9th, 2012 @ 7pm- 3550 Cottonwood Circle

c. Enforcement

A 2nd hearing notice was sent to a resident about unfinished landscaping. They did not show. Dan will be contacting our lawyer for our next steps.

Real Manage has been asked to watch for weeds in rocks & for exterior paint conditions which need touch out/repainted. Also, notice of tree tags being left on.

Enforcement and the DRC has compiled a list of homeowners who have either started or not completed or need to do improvements on their lots. We will be working with Real Manage to send out letters to help with these issues.

d. Community Improvement

Rick has done some research on the ditches. The ditches are owned by companies which have contractual rights. The Community, city or state cannot do anything to the ditches. A reminder that residents cannot have their runoff water go into the ditches.

Pump- Mike has contacted Arvada pump to service & do checks. The need for increasing the size of the reservoir is ongoing. The board has pre-approved Mike to authorize and repair the pumps.

Tabitha has asked Matt Nunn & Chris Vitry to help with possibly minimizing areas that are using water in the front; trees along the path & walking path maintenance. Matt said they would be meeting in the next couple weeks & have some ideas for us by the next meeting.

e. 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)

6. Agenda Items

Prairie Dogs have been outlawed by the town of Frederick. We must contact each individual lot owner if there are issues with the Prairie Dogs. As of right now, we are still unsure how to move forward with the Prairie Dogs on the 'city' property that we maintain.

Update on the Park- The City is still waiting on Lennar's counteroffer.

7. Open Floor

Road Repairs- Rinn Valley Ranch is due later this year to have maintenance done on our roads.

Light Poles- if you see a light that is out, please contact United power to report it & they will come out & fix it.
<http://www.unitedpower.com/mainNav/outageInfo/streetLight.aspx>

The Board has decided to purchase another announcement box for the other set of mailboxes.

***Saturday, April 28th will be our Community Garage Sale**

****Saturday, May 5th will be our Community Clean up day. Please meet at the intersection of Rinn Valley Dr/Homestead with garbage bags & gloves.**

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@rinnvalleyranch.org

Meeting adjourned at 7:40PM.

Next HOA meeting –Monday, April 30th @ 6:30pm.