

Rinn Valley Ranch  
Home Owners Association  
Meeting minutes  
04/30/12

**Location:** Carbon Valley Library  
**Minutes: Meeting begins at: 6:43PM**

**1. Roll call**

Dan Zwart, Tabitha Butler, Rick McCaskill

\*There were 7 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**

1 unpaid due. Dan will be contacting the lawyer about moving forward.

**b. DRC**

9385 Homestead 4/9 approved. 3505 Willow she approved. 3453 Cottonwood Circle did revise non-compliant plans by extending the grass. Plans to move some trees forward. 9385 Homestead will install French drains for better drainage.

The DRC will revise the 70/30 rule to include the entire lot, not just front vs. back. The board will look over & then vote to amend the guidelines.

**c. Enforcement**

Real Manage has compiled a new report for the board to better review their actions. The board received this late in the day before the meeting and we didn't get a chance to look thru it all. An update will be explained at the next meeting.

Kim Bacon has another rep that alternates visits with her. Please be advised if you see a slow moving car thru the community.

Real Manage will be gathering all the paper trail documentation for 3560 Rinn Valley Dr in order for us to contact our lawyer about our next steps.

**d. Community Improvement**

Phyllis has been trying to contact Ward's about the weeds. We have been reading over the contract trying to understand what we signed on for with Ward's.

Rick is currently working with Matt and the town engineer on a solution to find a way to fund and build the park and school bus stop.

Rick will install another light on the 4<sup>th</sup> mailbox that is missing a light.

### **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**

Update on the Park- The new town administrator- **Matthew LeCerf**, was present to advise us on the park. He understands that the city had a contract with Wayne Barcheski (sp?) the previous developer. The town has funds of \$252,000 in hand for the park project. We currently have the plans that Lennar came back with. Rick was going to set up a meeting with a few members of the community who were on the park taskforce to review these plans.

The city is aware the Lennar is responsible for the installation of the south entrance sign. Lennar's contact is no longer employed with Lennar so the city is trying to reestablish communication. We are still looking into tapping the water that run to our overworked pumps.

Matthew at this point is just trying to get caught up with the history of this issue. He seems really enthusiastic about helping us get what is rightfully ours.

Rick stated that there are plenty of people with resources within our community that would be willing to help if that would save us money or help things along.

## **7. Open Floor**

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

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 and we are waiting on delivery.

**\*A big thank you to all who came out & helped with the Community Clean up. Rick installed the flower & new tree at the west entrance. The neighborhood, as a whole, looks very nice. We are working with the city & with our enforcement agency to tweak the areas that need a little extra.**

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](mailto:board@rinnvalleyranch.org)

**Meeting adjourned at 7:55pm.**

**Next HOA meeting –TBD- please visit our website [www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)**