

Rinn Valley Ranch  
Home Owners Association  
Meeting minutes  
06.13.12

**Location:** Carbon Valley Library

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

**1. Roll call**

Dan Zwart, Tabitha Butler, Rick McCaskill, Phyllis Sjorberg, Jeff Nuiasma

**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.

The option for terrorism insurance was presented. The board voted unanimously against the need since we have no structures that would need to be covered by the HOA.

**b. DRC**

3436 Red Hawk Ct- approved for fencing per the town of Frederick guidelines. It was decided by the DRC to allow 1 ½ inch cobble in order to be uniform with the joining property.

3545 Cottonwood Circle- land updates

3515 Rinn Valley Drive- Phyllis initiated an email to describe the rest of the plans on an already started project. The discussion was had that we have no real consequence for someone starting improvements without DRC approval. The idea of putting a sign at the mailboxes to remind residents to submit before starting. Phyllis made a motion to send an email about this issue, but then the board doesn't have a complete listing of everyone's email.

We decided that if there is work started, contact the DRC which will work with Real Manage to allow them to contact the homeowners. The motion was voted on and approved to put a sign at the mailboxes.

9470 Homestead Dr- they had submitted their paint color via internet. From here on out, homeowners must submit a paint chip to signify what the colors they will be using.

Guidelines in the Covenants 3:19-Have been updated by the DRC.

3465 Cottonwood Circle need to request an extension for landscape finish//personal reasons

**c. Enforcement**

**Some clarifications about Real Manage:**

Real Manage is paid one monthly fee regardless of the number of letters sent. It is the responsibility of each homeowner to take the notices seriously and to remedy any infraction. If there are questions or concerns about the letter, please contact Real Manage. If you feel you have received a letter in error or need clarification, please contact Real Manage. If you need to report a violation on another resident, please contact Real Manage.

The idea that you are 'being targeted' was why we hired a third party to represent our enforcement issues. This is a truly unbiased way for the board to be able to see to it that homeowners do what is needed to stay with our guidelines. Each homeowner was required to sign documents stating that they will abide by our HOA covenants. This information is also posted on our website [www.rinnvalleyranch.org](http://www.rinnvalleyranch.org).

*Here are general standings for activity from April 1<sup>st</sup>, 2012- May 21<sup>st</sup>, 2012:*

44% of homeowners have an open violation

52- Number of letters mailed since in that time frame.

[Rubbish/debris= 4, landscaping= 36, vehicle parking= 3, lighting= 2, unsightly= 5]

Real Manage sent hearing notices to 7 residents for this meeting.

3485 Cottonwood Circle was the only one to show. We discussed his ongoing landscape & whether his plans were current. The DRC has decided to sit down with the homeowner to review the plans and work on a timeline.

Real Manage has compiled a new report for the board to better review their actions. 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 has been a very beneficial resource when it comes to our community.

#### **d. Community Improvement**

**Please see below for notes taken by Rick during the last town 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)

#### **Agenda Items**

It will cost \$500 for one entire sweep of the Prairie dogs.

#### **Open Floor**

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 8:00pm.**

**Next HOA meeting –July 16<sup>th</sup> - 6:30-8:30pm- please visit our website  
[www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)**

Update from my meeting with the Town of Frederick this morning.

## **Park**

Matt and Sue from the Town of Frederick and I met this morning regarding the park. We discussed the park layout and ways to fund the park. These are the items that were discussed:

### 1. Park layout

- a. Trees around the oil and gas area. This is not a problem and was requested by the Town of Frederick to help hide them.
- b. Re-layout the park layout to accommodate areas for a ball park, basketball court, etc.
  - i. Matt and Sue said the Town of Frederick would not approve these items because the Town of Frederick already has more than enough of these items and would not fund or allow them to be built in a park this size. This park is supposed to be only a regional park.
  - ii. They said that if we wanted to build, fund and maintain one of these in another area of the development, such as one of the open areas on the north side of the development, they would consider that. Only if we built it with our funds and were responsible for all insurance and maintenance on it, would it be permitted by the Town to be built and then only after receiving the required building permits.
- c. Playground equipment
  - i. I showed them the type of equipment that I showed last night at the HOA meeting. They said that it was in line with what they were seeking for the park and would let Lennar know this is what they are requiring.
  - ii. I also discussed, and showed, the smaller items to see if we could also have 2 -3 of those items as well. Matt and Sue liked the ideas and would include these on the request to Lennar. They then marked up their drawings showing where they wanted them placed on the playground area.
  - iii. Shaded structure. There will be one or two picnic tables placed in the shaded area.
  - iv. Park benches around the playground area. Matt and Sue said they would be included and Matt marked up his drawing to show 4 benches around the playground equipment area.
- d. Water resources
  - i. Town of Frederick is working with the ditch companies, as they have done with 5 other Town of Frederick parks to use the ditch water to water our park. This would save potentially \$100,000 in the water tap and provide us a very low cost of water for the park. Only issue, this would be non-treated water and could not be consumed. They feel this is a real possibility. Matt will let me know if they are able to get these water rights and not have to put in a water tap to prime water.
  - ii. If we are able to get the ditch water rights for the park we will have access to the water but the amount of water will vary based on water availability. In dry years we may not receive as much water as we need since we will have secondary water rights, farmers will have primary rights.
  - iii. We are not able to use the ground water, since the Town of Frederick has no access to this water.
- e. I discussed that we would not have any money available to pay for anything, but would agree to provide community assistance in planting the plan to aid in saving money. They liked that idea and would pitch it to Lennar that they do the build, sprinklers, sidewalks, playground area, structure for shade and grass area. They then could deliver all the plants and our community would plant them.
- f. We discussed the possibility of the community putting together the playground equipment and shade structure. They will not allow us to do this for the liability and will use their contractor for this work.
- g. Town of Frederick will be responsible for mowing the grass and general maintenance on the park. HOA will be responsible for the cost of the water.
- h. Matt, Town of Frederick Manager will be meeting with Lennar next Tuesday to work out the funding for the park and final arrangement and agreement with the Town of Frederick.
- i. Depending how this meeting goes with Lennar this next Tuesday will determine the status of the park.

j. If the Town of Frederick can work out the details with Lennar and fund the park, the park will be put in this year before winter.

2. Mowing the park area **now**. The Town of Frederick confirmed that they are responsible for mowing this area and we do not need to have Wards mow this area.

a. I will get with Dave Ward on this issue of mowing and issues around the development in general not being mowed and maintained correctly. I will try to get with Dave Ward by early next week.

3. Open areas on the Northwest, Southwest and Northeast are owned by the Town of Frederick. The HOA must mow and get the weeds down in these areas. Water issue on the Northeast area is due to that area being a drain area for street run off. Controlling the mosquitoes in this area is the responsibility of the Town of Frederick. Matt will have his staff look into spraying this area.

4. Street repair – We are number 7 on the list of street areas that need repair. They do this repair in the Spring and Fall each year. They were able to do the top 4 areas in the Town of Frederick in the Spring. If funds are available this year, our streets will be repaired or patched (depending on size of cracks) in the Fall. If no funds are available then they will be repaired in the Spring.

5. County Road 20 dirt problem. The Town of Frederick is planning on putting down mag chloride on the dirt road. Matt is working on this to try to find funds to pay for this work. As soon as funds are available, road will be coated. The area of the road that is already coated is in the County.

6. I asked if the Town of Frederick could assist us with the pumps for ground water and discussed that the wells and pumps were not built to the plans that were submitted to the Town of Frederick. I was told that the Town of Frederick has no responsibility with this. It was between the developer and water authorities and they could not assist us.

Issue of the prairie dogs. We are not responsible for killing these on the property around the community, the Town will be taking care of them. We are only responsible for our property our homes are on. All other common areas are owned by the Town and are not our responsibility. Matt the Town Administrator called the contractor that the Town hired to check our neighborhood to get rid of them.