

# Rinn Valley Ranch Home Owners Association

## Meeting minutes 07/16/2012

**Location:** Carbon Valley Library

**Minutes: Meeting began at: 6:38PM**

1. **Roll call**

Dan Zwart, Rick McCaskill, Jeff Nieusma, Phyllis Sjoberg

\*There were 2 DRC members and 1 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. **Board Terms**

Tabitha Butler– 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)

## Reports

### Community Improvement

The town is moving closer to getting numbers from Lennar on the park. They are currently looking into the possibility of using the Ditch water to irrigate.

### Fall Election Planning

Dan wants to do the election earlier than December this year. We plan to have the budget ready in October for a November annual meeting to include the budget and officer voting. The Annual meeting is Wednesday, November 14. The budget discussion will be held during the October 17 HOA meeting to prepare the budget for the ballot.

### Budget

- Phyllis had to play banking tricks to prevent fees from the banks on the number of checks this month.
- There was a letter from the Attorney, Rupp-Zimmerman, giving us our accounting from last year's time usage.
- The landscaping contract is only for 3 field mowings per season. Anything beyond that is on a per usage basis.

### DRC

1. Dan asked about a draft for a change to the guidelines to address the 70% vegetation requirement to include the front and the back of the lot.
2. There were some questions about ditch treatments.

3. There was discussion about 3485 Cottonwood Circle and how the owners had a hearing last meeting and did not follow through with the DRC to update his landscaping plan.
4. 9365 Cottonwood Circle is installing a play structure, still working on the planning issues.
5. 3500 Cottonwood Circle is doing a front walkway and flatwork next to their driveway.
6. Next DRC meeting is 23 July at 7pm.

### **Enforcement**

The last inspection had 44 landscaping issues, 1 lighting issue, 4 maintenance issues, 4 unsightly lots, and 1 vehicle parking issue.

There was a discussion about how to address watering issues since we are in a drought.

### **5. Agenda Items**

**Park:** There is another meeting in Frederick this week to discuss our park.

**Prairie Dogs:** The Town will take responsibility to eradicate the rodents on their property.

### **6. Open Floor**

The new message board for the west mailbox area is here.

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 us: [board@rinvalleyranch.org](mailto:board@rinvalleyranch.org)

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

**Next HOA meeting – Wednesday, August 15, 6:30pm at the Library.  
please visit our website [www.rinvalleyranch.org](http://www.rinvalleyranch.org)**