

Rinn Valley Ranch Home Owners Association

Meeting minutes 08/30/2012

Location: Carbon Valley Library

Minutes: Meeting began at: 6:39PM

1Roll call

Dan Zwart, Rick McCaskill, Tabitha Butler, Phyllis Sjoberg

*There were 1 DRC member and 5 community members present

Approve agenda

Agenda approved

Proof of meeting notice

Meeting notice was posted at mailboxes

Approval of minutes

Minutes were approved unanimously

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)

Community Improvement

*Pump has been repaired & working fine. No standing water in back lot area. We will watch this hoping it isn't just because of our dry conditions.

*Bulletin Board has been replaced. Thank you Rick!

*The schedule with Ward's has been modified to allow for more mowing in open fields. Goat weed on paths have been sprayed.

*City & Lennar have both been contacted about mowing their fields.

*Street repairs- we are the next in line for repairs. If funding is available this year, we will have it done. If not, we are the 1st community next spring to have repairs done. Please use caution where the lines have been painted.

***PARK-** The park is in its final approval. The town came to an agreement with Lennar & the park will be funded. Final plans & specifications will be provided by the end of the week. School bus shelter included. The city has asked for assistance in planting trees, laying sod... in order to cut down on expenses. A work party will be set up as the time gets closer. Since we are not able to get water rights to the ditch water, we will utilize a water tap. We will be doubling the water budget for 2013 until we know how much we will need.

*Landscape in raised area at Homestead & 20 was discussed. No water is available. Xeroscape ideas were talked about.

Fall Election Planning

Election will be November 14th. Phyllis will put together the timeline for the election process Tabitha will head up the Election committee. We will also post the board openings at the mailboxes to encourage residents to run.

Budget

We replenished the lawyer's retainer.

The 2013 budget will be discussed at next month's meeting.

The board has decided to keep the assets in the bank in order to pay for upcoming park expenses.

One resident with unpaid dues will be turned over to the lawyer.

DRC

Lane Vermunt & Jeff Franks will join Sue & Mike on the DRC. The board had a motion to allow more than 3 members on the committee because of the potential absence of one of the DRC members. Motioned passed.

Meeting minutes from Thursday, August 23rd.

Attending: Mike Boroviak, Sue Bush, John & Sandy Zahtila, David & Dana Lehman

Approved Designs

1. 3450 Cottonwood Circle - New Home Construction with condition that solid stucco areas are landscaped to provide break in design
2. 3434 Red Hawk Court - New Home Construction
3. 3525 Rinn Valley Drive - Landscape Improvements

Discussions & Pending Property Submittals

1. 3490 Cottonwood Circle - Incomplete submittal
2. 3465 Cottonwood Circle - landscape not as shown in design
3. New members to the DRC team - Jeff Franks & Lane Vermunt

Next DRC meeting will be held on September 17th at 7 PM, same address.

Enforcement

Homeowners had some concerns about the violations letters being too vague. We are going to have Kim Bacon, our Real Manage Rep attend next month's meeting to address these issues.

Open Floor

Meeting adjourned at 7:51pm.

Next HOA meeting – Thursday, September 27th at the Library.

Please visit our website www.rinnvalleyranch.org