

Rinn Valley Ranch Home Owners Association Meeting minutes 10/23/2012

Location: Carbon Valley Library

Minutes: Meeting began at: 6:35pm

Roll call

Rick McCaskill, Tabitha Butler, Phyllis Sjoberg, Jeff Nieuwma

*There were 2 DRC members and 2 community members present

Approve agenda

Agenda approved

Proof of meeting notice

Meeting notice was posted at mailboxes & on website

Approval of minutes

Minutes were approved unanimously

Board Terms

Tabitha Butler– Enforcement (end of 2013)
Jeff Nieuwma – Vice President (end of 2013)
Phyllis Sjoberg – Treasurer (end of 2012)
Dan Zwart – President (end of 2012)
Rick McCaskill (end of 2012)

Community Improvement

Park: Lennar's newest lead started last week and is finalizing the plans with the city planner for Rinn Valley's Park. Lennar wants hard scape in by November including the bus stop and water tap. The HOA will be responsible for the water.

The West entrance road has been patched. The rest of the cracks in the neighborhood will be fixed in the spring.

Fall Election Planning

Election will be **November 28th**. Phyllis will put together the timeline for the election process; Tabitha will head up the Election committee. We will also post the board openings on the website with a short description of duties to encourage residents to run.

William Butler has been nominated for one of the 3 open positions.

Rick McCaskill will run again.

Phyllis Sjoberg will run again.

A write in option is available.

The Mayor and the City Manager will be at our annual meeting.

Budget

The question of the 'uncategorized expenses' were taxes, which Phyllis is still looking into because of the HOA being a non-profit.

There is still \$15,000 in the pump fund and petty cash is at/around \$59.00.

The dues do not need to be increased at this time and the reserves we have are going to be saved until we know what our increased costs will be once the park is in.

DRC

Rinn Valley Ranch Home Owner's Association Design Review Committee

15 Oct, 2012 Minutes

Attendees:

DRC Members - Sue Bush, Matt Nunn, Jeff Franks

Homeowner - Troy Wiescamp

New Submission Review:

3500 Willow Rd - Approved proposal to remove areas of sod in side and back yards for installation of concrete wraparound sidewalk (to match existing front sidewalks), ~500 sq ft step down concrete patio dyed to match rear decking color, future basketball hoop, and planter boxes in side yard (3 boxes, 12 inches in height.) Removal of sod for hard scape still well within guidelines for live vegetation.

3396 Homestead Dr - Approved accent color for front door. Color sample submitted was considered subdued and complimentary to the home colors and other colors in the neighborhood. Concern that final finish may not match the color chip if chosen sheen is a gloss and not subdued per guidelines and communicated as such to homeowner.

Enforcement

Rick met with Kim Bacon a couple of weeks ago to review our expectations for Real Manage. He has yet to receive a call back. The issues of the unclear notices and the non-follow up of our hearings were the topic. There is a web portal that the board should be able to access, but we still haven't been given the code. Kim Bacon failed to show at the meeting tonight.

Phyllis is concerned about the overages of letters sent and our fees associated with that. Since the letters were at times unfounded or unclear, we are waiting until we get contact with Kim to pay for the additional expenses.

The board is questioning the productivity of Real Manage. Rick will look into other companies to get quotes from.

We are checking with Dan on which of the common violators have been sent to the lawyer.

Open Floor

Matt Nunn wants the board to stay on top of the development east of Rinn Valley Ranch. The future plans of extending Rinn Valley Drive east onto the frontage road will create more traffic thru our community. This could cause issues mainly because we have no sidewalks.

Meeting adjourned at 7:20pm.

Next HOA meeting – Wednesday November 28th @ 6:30pm.

Please visit our website www.rinnvalleyranch.org