

Rinn Valley Ranch Home Owners Association  
Meeting minutes 11/28/2012  
Annual Meeting

**Location:** Carbon Valley Library

**Minutes: Meeting began at: 6:34pm**

**Roll call**

Tabitha Butler, Phyllis Sjoberg, Jeff Nieuwma, Dan Zwart

\*There were 2 DRC members and 11 community members present

**Approve agenda**

Agenda approved

**Proof of meeting notice**

Meeting notice was posted at mailboxes & on website, as well as notice sent out with ballots and annual budget.

**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)

**Election**

Ballots were collected by 7pm. 16 members voted.

16 votes for Phyllis Sjoberg

16 votes for Rick McCaskill

13 votes for William Butler

(There were no write ins)

Budget approved 15/1

**Treasurer Report**

Community HOA dues will be due by January 15<sup>th</sup>. Any payments received AFTER February 15<sup>th</sup> will be considered late & subject to a fine.

**DRC**

*DRC Meeting for November 12, 2012*

In attendance: Sue Bush, Mike Boroviak, Matt Nunn, Jeff Franks

Neighbor present: Ricky Orlando

1. Discuss landscape changes and options for Ricky Orlando at 3465 Cottonwood Circle to be in compliance with DRC Guidelines. He is to return a copy of a full scale landscape plan that meets the DRC requirements.

2. 3505 Willow Rd. Shed completion letter submitted and discussed. The DRC feels that there should be a wrap around skirt under the shed for esthetic reasons and to prevent critters from building a home under the shed. Letter to be sent by Sue Bush.
3. 9375 Birch Rd. Underground pool submission. Discussion and request for more information in order to proceed with DRC approval.
4. Discussion on pools in neighborhood and town requirements for safety/fencing. DRC members will propose additions to the guidelines to be passed by the HOA board in the next few meetings regarding this matter.

Our next scheduled meeting is December 10th.

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**DRC Meeting Minutes:**

*December 10, 2012*

In Attendance: Mike Boroviak, Matt Nunn, Sue Bush, Jeff Franks, Jeff Nieusma, Dan W

Approved: 3405 Cottonwood Circle (Jeff Nieusma) - Shed Construction  
9375 Birch Rd. (Dan Westenbroek) - In Ground Pool Construction

Discussion: Pool construction/Security Fencing requirements from Town of Frederick  
Lennar building within Development - DRC will require new submittal of home & plot plans for approval prior to construction. DRC recommends that the HOA board notifies Lennar Homes of this requirement. To be discussed at next HOA meeting.

Next Meeting: January 14th, 7 PM, 3550 Cottonwood Circle

**Enforcement**

Rick is still in the process of working with a new rep from Real Manage

**Open Floor**

Fred Skates- Town Trustee, Matt Lecerf- Manager/Admin, Amy Shears- Trustee were all in attendance answering questions.

Again, they ask that we keep the lines of communication open either via emails or by attending town meetings.

**Meeting adjourned at 6:30pm.**

**Next HOA meeting – TBD**

**Please visit our website [www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)**