

Rinn Valley Ranch Home Owners Association
Meeting minutes 01/22/13

Location: Carbon Valley Library

Minutes: Meeting began at: 6:33pm

Roll call

Tabitha Butler, Phyllis Sjoberg, Jeff Nieuwma, Rick McCaskill, William Butler

*There were 2 DRC members and 1 community member 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

Jeff Nieuwma – President – Elected through 2013

William Butler – Vice President – Elected through 2014

Phyllis Sjoberg – Treasurer – Elected through 2014

Rick McCaskill – Community Improvement/ Enforcement Contact– Elected through 2014

Tabitha Butler – Secretary – Elected through 2013

Treasurer Report

Phyllis was questioning power bills on the two pumps. We will be checking each in the upcoming weeks.

There was a question of increased dues for Real Manage. Sherry, our new Rep from Real Manage explained that it was a cost of living expense that we might want to expect every year. After her talk [see enforcement], Sherry informed us that they are required to attend at least 4 board meetings a year and are to charge the HOA \$150 for each. The board was unaware of this charge, but did not have time to discuss with her about this because of time not permitting. We informed her that Kim Bacon had never charged us and that that was not what we signed on for in our contract. Sherry stated she would not charge us this time.

The board will be meeting to discuss our future plans with or without Real Manage as well as look into other Enforcement Companies.

We currently have 1 homeowner who has not paid their dues this year or last.

DRC

Sue Bush wanted to make sure that the board sends a letter to Lennar requiring them to resubmit any plans they may have if they plan on building within Rinn Valley Ranch. Ground zero plans. Tabitha will send them a letter before the next meeting.

DRC Meeting: Jan. 14, 2013

In attendance: Matt Nunn, Mike Boroviak, Sue Bush, David and Dana Lehman

Submissions:

3450 Cottonwood Circle - new home plans - approved

3500 Willow Rd - Concrete driveway for trailer and garden boxed - approved

Discussion:

Proposed addition to DRC Guidelines - Pools

The construction of pools within the neighborhood shall be permitted and must follow the guidelines and specifications set forth by the Town of Frederick. Concerns of safety for children and neighbors, during and following construction must be addressed. Percentage of vegetative (70%) versus non vegetative (30%) still apply when considering making this addition to a property. Above ground metal encased pools shall not be permitted, however soft sided structures are permitted on a seasonal/temporary basis.

* To be further discussed at next HOA meeting.

Next DRC Meeting to be set for February 11, 2013 at 7 PM, 3550 Cottonwood Circle

Enforcement

Sherry from Real Manage was in attendance. She was pushing the issue of a full service management company. She will be working closely with Rick to ensure that she is enforcing Rinn Valley Ranch's covenants and guidelines.

Fireworks- the police were notified about the issues and the homeowner was sent a violation notice from the enforcement company. If you have issues with neighbors, please contact the police. They now have anonymous reporting if necessary. Please have as much information for the police when you contact them.

Dogs Must be on a Leash unless fenced in your yard. It is also your responsibility as a pet owner, to clean up after your pet. Not only is this disrespectful to our community, it can be a potential health hazard as well. Again, feel free to contact the police if a serious issue arises.

Reminder that all Holiday items must be out of sight by January 31st. You will receive a violation letter if there are holiday items still visible.

Please be respectful of our community's posted speed limit of **25 mph**. The weather getting nicer, more people will be on the streets.

Community Improvement

Working with City of Frederick Administrator and staff to get funding

- Possible funding
- Park City kitty approx. \$130-150,000
- Lennar Homes owes to the city – approx. \$120,000
- Park is fully funded
- Finalizing park layout with City engineering Finished

What will be in park

- Side walks per plan
- Grass area per plan
- Plant area per plan
- Playground structure for kids under 14
- Seating area around play area
- Covered picnic area next to playground
- School Bus Stop
- All phases of the park will be done at one time, not time schedule to complete

Next Step

- 1.Plans approved by City - 1/21/13
2. Lennar will go out for construction bids later this week
3. Lennar should start construction of hardscape in February and water tape.
4. Park should be seeded by early April 2013 so it has a chance to grow before the hot part of summer
5. Report back to the Board and community on any delays

Landscaping

- Most covered in Community Improvement Report
- Will work with Wards on to stay on top of weeds this year
- Worked out with Wards on what to mow and when last year. Depending upon how wet this spring and summer, may have to change

Open Floor

We have tentatively set our community clean up and improvement day for Saturday May 18th from 9-3. Please watch your email for information. We will have a dumpster located within the community.

Possible Improvements for Community this year

- Fix the area south of entrance - raise and replant
- Build a sign for the Homestead entrance
- Reduce the amount of grass to water at front
- Road Repair - City will fix in Spring 2013
- Road Resurfacing on 20 1/2 - City has on plans for Spring 2013, if funds are available. Staying on top of this

Community HOA board meetings will now be held quarterly. Please visit our website for upcoming meeting information. The meeting announcement will also be posted at the mailboxes & an email reminder will be sent. Please email board@rinnvalleyranch.org if you are not receiving emails.

Meeting adjourned at 8:00pm.

Next HOA meeting – March 21st, 2013

Please visit our website www.rinnvalleyranch.org