

Rinn Valley Ranch Home Owners Association
Meeting minutes 03/21/13

Location: Carbon Valley Library

Minutes: Meeting began at: 6:38pm

Roll call

Tabitha Butler, Phyllis Sjoberg, Rick McCaskill, William Butler

*There were 3 DRC members and 6 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 Nieusma – 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

We currently have 4 homeowners with unpaid dues; 1 has been a no payment for 2 years. Phyllis will be sending certified letters to the owners and contact to our attorney will be done by Rick.

DRC

Temporary fencing has been allowed for 90 days by new owners on Red Hawk for dog.

The DRC will meet every 3rd Monday of the month for consistency.

Sue was questioning what the consequence was for not submitting plans before modifying your property. The Covenants states in 6.12 Notice of Noncompliance: 'If the DRC finds completed work that has not been preapproved, they will issue a notice to the homeowner and review the work. If the changes made to the property do not comply with the DRC's guidelines, the homeowner will have the responsibility to correct any issue. Submission of plans will be requested for the DRC's records.

Please submit any plans for your property to the DRC. Please allow 30 days for approval; please do not schedule contractors until the DRC has approved your plans and you have obtained the proper permits from the town of Frederick. You may attend a DRC meeting with your plans to expedite that time.

Enforcement

Sergeant Dave Egan attended the meeting to discuss our speeding issue for Rinn Valley. The town had installed a speed detector in our neighborhood to record speeds of vehicles going in and out of Rinn Valley. The findings were that a substantial numbers of vehicles have been going well over the speed limit; one actually hitting 51 mph. The Frederick Police Department will be stepping up enforcement as well as issuing more fines to try and get this problem under control.

Let the board remind you that our speed limit is 25 mph. We DONOT have sidewalks; therefore we as a community must make a better effort at protecting our children walking from the bus, on bikes and our neighbors walking with dogs.

Stop signs are also there for our safety. Please make an effort to come to a complete stop before proceeding.

Letters sent out Courtesy letters to 11 homes

Painting faded on siding and porches needed painting – Requested to be painted by end of Summer One homeowner came to me to request extension, due recently moving in to the home until next spring. Discuss with them and will allow, since fading is light at this time, compared to others and that they just moved in to the home.

One final warning and fine notification letter was sent out and we requested that the homeowners appear at the next Board Meeting. Home owner contacted Rick and said they would not be able to appear. I asked when they will correct the numerous offensives and they have not yet replied. Contact our lawyer as to our options. Fine should be imposed on the home owner

Send all past letters and fine notices to lawyer. He will look into possibly filling court case and injunction against them

This could lead to lien on property and possible, HOA foreclosing on the homeowner and taking over home, to sell to recover all fines and legal expenses if that is what it takes.

Community Improvement

Park:

Lennar has selected a contractor Water Tap to start installation in 2 weeks

Construction to start in 2 weeks

Final Park seeded and planted estimated early May

Finalizing park layout is posted on the HOA Bulletin Boards

Open Floor

We have tentatively set our community clean up and improvement days for Saturday May 11th from 9-3 and Saturday May 18th from 9-3. **Please watch your email for volunteer signup sheet.** We will have a dumpster located within the community.

We will be purchasing supplies for various tasks within the neighborhood and asking for volunteers to help with these jobs. This will be a great way for you to help your community and get involved with your neighbors.

Dog Park

The discussion of a dog park within Rinn Valley was had. We have a few areas on the land owned by the town that we could build out. We would have to provide the fence and installation. We would have to allow the public to have access to the dog park. There would be no real maintenance on the park, so how well it would actually keep up was addressed; don't want it to be just a dirt pile. Benches would be provided for free by the city. We will keep this item tabled until our other improvements have been made. **Please remember to pick up after your dog and that the town of Frederick does enforce a leash law.**

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.

Please visit our website www.rinnvalleyranch.org