

Rinn Valley Ranch Home Owners Association  
Meeting minutes 05/09/13

**Location:** St. Brigit's Episcopal Church

**Minutes: Meeting began at: 6:31pm**

**Roll call**

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

\*3 members of the community, Jeff Franks representing the DRC

**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 Nieuwsma – President – Elected through 2013

William Butler – Vice President – Elected through 2014

Phyllis Sjoberg – Treasurer – Elected through 2014... this will be her last meeting

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

Tabitha Butler – Secretary – Elected through 2013

**Treasurer Report**

Currently only 1 homeowner with unpaid dues. They will be sent to our lawyer.

We are looking for a replacement for Phyllis. An email will go out with this request.

**DRC**

Meeting attendance: Mike Boroviak, Matt Nunn, Jeff Franks & Sue Bush

Approvals at meeting on April 21, 2013

9420 Homestead Drive - Driveway and deck extension

3525 Rinn Valley Drive - Shed construction

3499 Cottonwood Circle - New home build approved after some redesign changes (Approval on April 29, 2013 via email)

Note: Ricky Orlando spoke to me (Sue) last weekend and said he would have a revised plan for us in a few days. We haven't received anything as of yet. Please continue with the enforcement process.

## **Enforcement**

Overview

### **Notices**

There were over 30+ homes that need to pull weeds in front ditch and yard. Instead of sending out that many letters, it was decided to send a community email out than letters if not corrected on next tour.

Painting faded on siding and porches needed painting – Requested to be painted by end of summer. Fourteen (14) letters sent out.

Four (4) letters sent out due to other issues, like trash can left out, broken Shutters, mulch missing and weed cloth showing.

Three (3) Fine letters to go out due to flagrant offenses, ignoring of letters and notices to appear to discuss with the Board and DRC. Fines will be levy for up to 6 months, and then legal action and lien on property will occur. Part of legal action, the HOA can pay to have items corrected as part of legal action this would be paid by the homeowner as part of the lien

We need to figure in going forward any open property issues and liens when asked to provide outstanding issues with property on a purchase or sell of the property.

## **Community Improvement**

### **Park Plans**

Lennar has selected a contractor. Park work started but due to snow and rain had to halt. Construction to start again next week, weather permitting. Final Park seeding and planting still estimated early. May, but due to weather expect not to early June

### **Road Improvements**

Road Repair – City will fix this year, we are on the list (3rd site), still waiting final funding from the city Working with the City to get a schedule when this will be performed. Surface coating on dirt road on 20 ½. Working with the City to get a schedule when this will be performed. City hired a new Public Works Director and he is looking at this and possibly surfacing the road, still in planning stages right now.

Intersection of Homestead Drive and County Road 20. Issue with turn to tight heading east on County Road 20 and turning on Homestead creating a large hole at the edge of the road. City is going to put this on the list of items for Lennar to repair when they start building homes this summer

### **Open Floor**

Transfer letters should include an update with anything currently requested by the HOA to the homeowner; new paint, landscape issues. That way the new homeowners will understand what will be expected of them in a timely manner.

We are currently still looking to replace our lawyer.

**Meeting adjourned at 7:35pm.**

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

Board Meeting additions:  
Thursday, May 30<sup>th</sup>, 2013

Jeff Nieuwma, William Butler, Rick McCaskill, Tabitha Butler- present

The board met with the two candidates for treasurer since we needed to have one by the end of the month. Susan Carlson and Lorena Linhardt were the two community members who offered to volunteer their time and services.

After discussing each of their abilities and knowledge of being a treasurer, we have decided to elect Susan Carlson as our treasurer and fifth board member, effective immediately.

In addition, Lorena has offered her services from her outside job as an HOA administrator, in order to help us update what we need within our community. We may contract out to her on a case by case basis after hearing her proposals on what her suggestions are.

In addition to the DRC minutes, via email, the board has unanimously approved the following updates for our Design Guidelines:

1. Section 3.19 Landscaping

Seventy percent (70%) **throughout** the lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetative cover.

..... Bark, wood mulch, or organic mulch is to be considered live vegetative cover **when plants, shrubs and trees have been installed.**

2. Pools

The construction of in-ground pools within the neighborhood shall be permitted and must follow the guidelines and specifications set forth by the Town of Frederick. Percentage of vegetative(70%) versus non vegetative (30%), still applies when considering making this addition to a property. Above ground metal encased pools shall not be permitted, however soft sided structures installed on a seasonal/temporary basis will be permitted within the neighborhood.