

Rinn Valley Ranch Home Owners Association

Meeting minutes 07/11/13

Location: 3498 Cottonwood Lane

Minutes: Meeting began at: 6:40pm

Roll call

Tabitha Butler, Susan Carlson, Rick McCaskill, William Butler, Jeff Nieuwma

*10 members of the community; Sue Bush representing the DRC

Approve agenda

Agenda approved

Proof of meeting notice

Meeting notice was posted on website.

Approval of minutes

Minutes were approved unanimously

Board Terms

Jeff Nieuwma – President – Elected through 2013

William Butler – Vice President – Elected through 2014

Susan Carlson – Treasurer – Elected through 2014

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

Tabitha Butler – Secretary – Elected through 2013

Treasurer Report

Susan Carlson was voted in by the board to replace Phyllis as Treasurer. We want to thank Phyllis for all of her work and wish her well at her new location.

The board has been trying to get our retainer refunded from our previous lawyer, Rupp-Zimmerman. Susan has researched 3 different lawyers and we have decided on one that is local in Longmont. No retainer needed hourly rates only. Susan will be our contact for her and the first order of business will be to get our retainer back.

All HOA bills are paid up to date. We have 1 home owner with an outstanding HOA due. We will continue with the fines, and then work on a lien. We have 3 homeowners who currently owe fines. Again, we will work with our fining schedule to continue to try and collect.

DRC

DRC Participating Members - Mike Boroviak, Jeff Franks, Sue Bush, Matt Nunn

Approvals granted within the month of June:

9350 Homestead - Tree Removal

3545 Cottonwood Circle - New Paint Colors

3515 Willow Rd - Gate Installation

3305 Birch Rd - New Decking Materials/Colors

9360 Birch Rd - New Paint Colors

3465 Cottonwood Circle - The DRC was unable to grant approval due to insufficient vegetation/incomplete plan.

It is noted that Lennar is starting construction on their model homes. We have had email contact with them to make sure they provide current DRC plans since the last we had plans sent to us was years ago.

Jared Papini has been asked to resubmit plans for his backyard. He has also been asked to do so by this next DRC meeting which is Monday, July 15th, 2013. The fines will remain in place because of the time frame in which the landscaping has not been finished and the inconsistency with his front yard plans and what has been executed.

Enforcement

*Rick is still in charge of enforcement. The other board members will continue to back up process and alternate ride along to have a 2nd set of eyes.

If you are interested in volunteering in this area, please contact the board as we are in need of more people to help us with these tasks.

Overview Notices sent Out in June

1. There were over 11 homes that need to pull weeds in front ditch and yard and dead trees or plants in yard that need replacing.
 - Heard from one home about dead trees and DRC was to look at this home.
2. Painting faded on siding and porches needed painting – Requested to be painted by end of summer
 - Fourteen (12) letters sent out, one letter sent to wrong home and was corrected.
 - Heard from all but 3 that they will be painting home this year.
 - One just moved in 3 months ago and asked for an extension to spring 2014 which I approved.
 - Others did not hear anything from. All of these homes have had numerous letters sent to them since spring of 2012 and no action taken by then. We need to consider when to fine them.
3. Three **Fine** letters with invoice went out due to flagrant offenses, ignoring of letters and notices to appear to discuss with the Board and DRC.
4. This was the second month of the Fines issued of the 6 months maximum to correct, 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
5. One home has been sent in May notice of non-payment of dues for two years and was given to end of June to pay. No payment received. **We need to start legal action against them to pay dues.**
 - We need to establish a fine schedule for home ignoring notice to clean up yards and repairs needed.

The board made a motion, which was passed, to assess fines of \$100 per month to habitual violators of weeds. The discussion was had about the interpretation of how many weeds are too many. The basic rule of thumb is that if the 3 letters were ignored, that would warrant a fine.

Chickens in the community

- Town will allow up to 5 hens per household starting July 19, by permit obtain from the Town, unless banded by the Community Covenants
- Per Article 7.16 of our Covenants
- No animals, livestock, birds, poultry, reptiles or insects of any kind, shall be raised, bred, pastured, hosed, kept or boarded in or on any portion of The planned Community; except that a reasonable number of dogs, cats, and other household pets may be kept.

Even though this ordinance was passed by the Town chickens are not allowed in our community.

Current Park Status

- Progress slower than planed
- Problems with weather, surveyor, and ditch drains, etc.
- All trees, sprinklers, playground area raised and drain in, pre for cement work done.
- Cement work next, followed by sod, plants and seed area outside the tree area.
- Still some work needed to complete trail on west end
- Town still planning on Park Grand Opening for evening of July 27.

Park Grand Open Celebration

- Celebration planned for July 27 – 6-7:30PM
- Town is printing door hangers that will be put on doors on July 19th reminding everyone of the event.
- Town Trustee, Chief of Police, and Town Manager will be there.
- Town will provide: Hot dogs, hot dog buns, condiments (ketchup, mustard, sweet relish), a 5-gallon cooler of lemonade, cups and napkins. We will also bring our grill, two tables (one for the food fixings and one for the handouts and survey) and a trash can. Then we will have a communications survey where folks can put three different colors of stickers next to their top three communication tool preferences. We will also have some handouts from the Town that folks are welcome to take such as a magnet with all of the police and other emergency numbers, an events brochure, a parks map, etc.
- Do we want to provide chips and cookies? If Yes: Budget\$ - Susan will go to Costco for a sheet cake and chips.

Community Improvements

- Improvements needed or possibly planned
- 1. Remove the dirt pile in Northeast area of the community.
 - Dave Papini has agreed to help move soil and the equipment to do so
 - Dave used the dirt to widen the mound along the pathway to make it easier to mow.
 - A deep THANK YOU TO DAVE for doing this for us.**
- 2. Ditch overflowing in to 3225 Rinn Valley Drive home back yard
 - I have research this and worked with the Town on this.
 - HOA is responsible to fix.
 - To correct we will need about 10 yards of dirt to be brought in and create raise mound on the sides of the ditch.
 - Estimate cost of dirt and equipment rental to correct \$600.
- 3. Issues with east pump – tripping again. Mike looked at it and reset it and all working. We are watching it to see if it has further problems.
- 4. Walking path weeds.
 - Reported to Wards and they sprayed the weed 7/10.
- 5. Open area mowing, especially north east area. Please feel free to contact the board with concerns about mowing. We have a contract with Ward's, but understand that what they do might not be enough. We take your concerns seriously and will work with you and Ward's to fix any problems.
 - Wards has it on their schedule to do the week of 7/8.
- 6. Completion of Walking Path
 - With the park going in, part of this activity is to complete the walking path around the Lennar area.
 - This leave an area on the south side of the community east of Lennar property not finished
 - To finish this 157 feet, I have a quote from the company doing the park for \$1037. Board approved to have them finish it.

7. Road Repair –

- Working with the Town to get a schedule when this will be performed
- Lennar section of the community will be done by Lennar when they start building in a few months (Lennar told me last week they have 36 homes to sell and they have 100 names on waiting list for these homes.)

8. Surface coating on dirt road on 20 ½.

- Working with the Town's new Public Works Director to get a schedule when this will be performed

9. 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
- Town is going to have Lennar to widen when they start building homes this summer

10. Repairing damage Encana created on northeast area of the community

- Heard from Encana 7/10 that they will address the issues.

Open Floor

Meeting adjourned at 8:10pm.

Please visit our website www.rinnvalleyranch.org