

# Rinn Valley Ranch Home Owners Association

## Meeting minutes 08/09/13

**Location:** 3405 Cottonwood Circle

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

### **Roll call**

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

\*4 members of the community; Mike representing the DRC

### **Approve agenda**

Agenda approved

### **Proof of meeting notice**

Meeting notice was posted on website & at mailbox.

### **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**

We are down to 1 homeowner with an unpaid HOA due. The other payment was applied to general funds.

### **DRC**

In Attendance: Matt Nunn, Mike Boroviak, Sue Bush, Frank Walker (Lennar Homes), John & Sandy Zahtila, Jon Kraft

### **Approved Plans:**

9355 Homestead Dr. - Fence

3550 Cottonwood Cir. - Front Yard Landscape additions

3398 Homestead Dr. - RV driveway

3434 Red Hawk Ct - Full Landscape

3510 Willow Rd. - Backyard Landscape/patio additions

3485 Cottonwood Cir. - Backyard Landscape/Full landscape additions

There was a question about why the new Lennar homes on Homestead did not have basements. The water table is higher now than it was when the original house was built. Due to guidelines, the basement would have to be 4-5 feet above the water table, thus making basements much more of an issue.

### **Enforcement**

#### **Overview Notices Sent Out in July**

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.

- Two of these were final notices; one has removed their weeds other has not.
- Will conduct inspection for August next week to see if they have removed them, if not will start fining.

2. Paint faded on siding and porches needed repainted – Requested to be painted by end of summer

- Waiting until September to follow up with each home that has not painted their homes by then to see when they will be painting and will report back to the Board, if any further action is need.
- 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.
- This was the third month of the Fines issued of the 6 months maximum to correct, and then legal action and lien on property will occur
- One homeowner has paid the fines for these three months, other two have not.
- Two of the three homeowners submitted their plans to the DRV and have been approved last week. Neither have done any work to these plans as of yet, with both committing to complete by September.
- 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. One payment received for one year, but not the other. **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.
- We will continue using the \$100 /per month until issue is resolved.

**Current Park Status**

- Progress slower than planed but continues
- All sprinklers installed
- Sod for grass area to be installed next Monday.
- Shrubs will be planned later next week.
- Play ground equipment and gazebo planned for the following week, depending upon concrete finishing?
- Still some work needed to complete trail on west end

**Community Events**

- Celebration on July 27 was a great success and lots of fun. We had over 80 people attend. Served lots of food and had some great discussion with the Town and Police staff.
- Many new neighbors attend that we all met.
- Neighborhood Night Out August 6 was a great success and lots of fun as well.
- Mayor, Town Manager, Police and Lennar Sale Rep for our community attended. About 50 people attend and ate lots of cookies Children picked up over 40 toys and fun things. **A huge thank you to Marg McCaskill** who was able to get donations by local business, Safeway, King Supper, and Chick-Fil-A. She has big plans for next year when we can use our parks for even more family fun!

**Community Improvements**

1. Completion of Walking Path
  - Sent signed agreement to landscaping company to finish the south walking path. Will be done with Park and path currently under development
2. Road Repair –
  - Working with the Town to get a schedule when this will be performed. Still no schedule on this work.
  - Lennar section of the community will be done by Lennar when they start building in a few months
3. Surface coating on dirt road on 20 ½.
  - Town re-graded the road the last week of July.
  - Mag Chloride was applied on July 30.
4. Fix ditch on west end of community
  - Board has approved up to \$1000 to extend the ditch pipe under Rinn Valley Drive to past the home owner lots then cover it and smooth out so it can be seeded and mowed easier

5. Line the Ditch east of Homestead Drive.

Exploring option to line this ditch to stop basement flooding when water is running through it. When plan is ready will submit to the Board for approval.

**Please remember to stay out of the new park area until the blockades are taken down around the perimeter. Some with an ATV went thru the dirt & broke some sprinklers which is why there was a delay with laying the sod. At this point, the sod needs time to grow & take, so please do not enter this area for any reason or allow pets in the area.**

### **Open Floor**

If you receive someone else's mail, please contact the Longmont Post Office. We are having issues with our postman. 303-776-5173. 1727 Main Street.

**Meeting adjourned at 7:36pm.**

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