

Rinn Valley Ranch Home Owners Association

Meeting minutes 03/17/14

Location: 3498 Cottonwood Lane

Minutes: Meeting began at 6:42pm

Roll call

Tabitha Butler, Rick McCaskill, William Butler, Jeff Nieuwma

*5 residents, 2 DRC members

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 2015

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 2015

Treasurer Report

****We are currently looking for a treasurer.** We work with QuickBooks. If you have any experience or would like to learn, please email the board: board@rinnvalleyranch.org. It would only require about an hour a month to make sure bills get paid & answering a few emails.

Thank you, Susan for volunteering your time with the RVR board. Good luck with your future move.

We still have 10 outstanding properties for annual dues. Rick has contacted the lawyer on how to proceed.

We have since changed the Annual dues deadline. All HOA dues will be due on January 31st of that year. Any checks not picked up from the mailbox by January 31st, will start accruing fines in February of that year; \$50 per month until paid. All checks will be deposited by February 15th of that year.

Since Lennar did not pay their dues on time, all new homeowners are being charged the late fee with their closing. We will have to be diligent with the closing companies for the amounts of those fines. (\$50 per month starting February 2014.)

DRC

Submittals:

3420 Redhawk Ct - Approved new home plan design, color selection and exterior materials.

3388 Homestead Dr - Approved installation of perimeter fence and sidewalk next to the garage.

3352 Mourning Dove Ct - Approved installation of perimeter fence and trees after amendment that fence line must not enter front yard.

3388 Homestead Dr - Approved installation of culvert for backyard vehicle access.

3392 Homestead Dr - Approved full landscape design.

3382 Birch Rd - Approved plan for driveway modification/extension.

9360 Birch Rd - Approved plan for landscaping modification of tree removal and parking area installation.

Other DRC Notes:

Sue Bush has resigned from the DRC after multiple years of dedicated service. Thanks to her for all of her efforts. The DRC is looking for more members even if the commitment is part-time. This is a busy time of year and more help is welcomed. Please contact us to find out how you can help!

board@rinnvalleyranch.org

Reminder on landscaping and grading. Runoff may not be allowed to drain into the Gooding ditch per the ditch company agreement. Downhill lots must accept drainage from uphill lots at both front and back of the lot. I've observed many ditches/culverts that need to be cleaned of debris before spring.

For **all landscaping changes** please submit a complete lot plan as the entire plot must be considered for adequate vegetative cover.

We need to set something up to meet with Lennar regarding the lack of submittals for many of the builder installed front landscaping.

If you have something to submit, you may email the DRC@rinnvalleyranch.org. Please include as much information as possible. You may NOT submit paint colors; they must be hand delivered. You can drop off submissions at 3416 Red Hawk Lane.

Enforcement

Courtesy letters have been sent to new homeowners about our covenants & guidelines. Please remember that it is up to the homeowner to read over the documents that are located on our website.

Rick & Tabitha will start doing bi-weekly drive around. Please make sure you contact the HOA board if you have any questions about letters you are receiving.

Please remember that DOGS MUST BE ON A LEASH if not confined in your fenced in yard. This is a town ordinance. If you see an animal off a leash, please remind the dog owner or contact the Frederick PD non-emergency line (720) 652-4222...

Community Improvement

Improvements for the spring

>Our Community Garage Sale will be Friday, May 8th & Saturday May 9th from 8am-12pm. The board will post signs as well as a website ad.

>Our Community Clean-Up Day will be Saturday, May 17th from 8am- 3pm. The board will provide a lunch BBQ from 12:30-3 at the park. Please watch for emails with project sign ups to help! Thanks!

>We are soliciting bids to repair the walking path around the neighborhood where it was destroyed by the floods. There is also about 150 feet to be added on the west side of Birch. If you are interested in the job, please submit a bid via e-mail to board@rinnvalleyranch.org.

>Lennar will be responsible for fixing the rail at CR 20/Homestead.

>We will solicit some community help to fix up ditches destroyed by the flood.

Open Floor

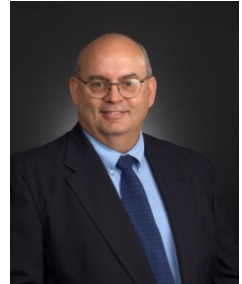
We are looking for a committee to help re-write & update the covenants & DRC guidelines. If interested, please contact the board or attend our next meeting.

The East development is concerning some. The issue is that we do not want Rinn Valley Drive to continue thru into the next development because of traffic. We will keep an ear out to see when these plans will be reviewed.

One of our own is running for a seat with the town:

Richard (Rick) McCaskill

Candidate for Town of Frederick Board Trustee



Resident of Frederick for 9 years, living in Rinn Valley Ranch

I feel that my past business experience, as a senior executive in start-ups and multi-million dollar global corporations, has provided me a background in establishing policy and direction for management and organization. A business development background provides me with extensive experience to help establish Frederick's short-term goals, major projects and long-term considerations including capital improvement projects, capital financing and strategic planning.

I am currently a Board Member of the Rinn Valley Ranch HOA handling enforcement and community improvements and former head of the Design Committee. I am an annual judge for the St. Vrain Valley School District Tech Fair and Colorado State Science Fair. My wife and I have served as Neighborhood Watch captains for Rinn Valley Ranch for 7 years.

Living on the **west** side of Frederick I am aware of a large growth potential for Frederick in the future. If elected, I would be the only Trustee living on the **west** side of Frederick. I could provide insight into needs and relationships with communities on the **west** helping to integrate **all** of Frederick.

I will work for the following to benefit the citizens of Frederick:

1. Revitalization of the downtown area to attract more business and restaurants, encouraging visitors to enjoy the area.
2. Stimulate connections of the **east** side and **west** side of Frederick.
3. Storm water improvements and advance planning for catastrophic events.
4. Improvement of our Parks and Trails expanding to the **west** side and linking to Longmont trails.
5. Improve our utility and water resources.
6. Promote more local employment opportunities.
7. Support citizens with their concerns and needs.
8. Improve our roads and infrastructure.

"It would be a great pleasure to represent the citizens of our community and to work together, with you, to expand and improve our town for all."

Contact Me

Rick.for.Trustee@gmail.com

or

303-682-0440

Election is April 1st. Please visit the city website for more info: www.frederickco.gov

STREET SWEEPING:

Beginning April, the street cleaner will be around on Fridays. Please do not park on the roads on Fridays.

Next meeting: Thursday April 24th from 6:30-8:00 @ 3498 Cottonwood Lane

Meeting adjourned at 7:42pm.

Please visit our website www.rinnvalleyranch.org