

# Rinn Valley Ranch Home Owners Association

## Meeting minutes 04/24/14

**Location:** 3498 Cottonwood Lane

**Minutes:** Meeting began at 6:41pm

### Roll call

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

\*1 resident, 1 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\*\* {will be leaving the June 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](mailto:board@rinnvalleyranch.org). It would only require about two hours a month to make sure bills get paid & answering a few emails.

We still have 3 outstanding properties for annual dues. We are currently working with Crystal Mitchell, the HOA lawyer to draw up documents on moving forward with collections to stay in compliance with new laws.

Since Lennar did not pay their dues on time, all new Lennar 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, in addition to the \$300 annual fee.)

### DRC

The DRC is currently looking for volunteers to help with design reviews. If interested in helping out, please contact them: [drc@rinnvalleyranch.org](mailto:drc@rinnvalleyranch.org).

For **all landscaping changes** please submit a complete lot plan as the entire plot must be considered for adequate vegetative cover. If you have something to submit, you may email the [DRC@rinnvalleyranch.org](mailto: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.

The DRC welcomes changes to the new Lennar homes. As long as the new design is within the DRC Guidelines and the guidelines of the city, we welcome changes for uniqueness of the community. Follow the submission guidelines.

3493 Cottonwood Cir - Approved full landscape design.

3525 Rinn Valley Dr - Approved repaint with existing colors and modification to use existing accent color on attic vents and shutters in addition to doors (existing.)

9370 Homestead Dr - Approved the installation of a garden shed lot placement, colors, roofing and design.

9355 Cottonwood Cir - Approved landscape plans for installation of shed design, colors, concrete pad, roofing and lot placement. Approved backyard sidewalk and cobble stream installation. Approved deck extension and ground level stamped concrete patio with including built in BBQ and fire pit. Approved driveway, pavestone wall and culvert extensions.

3374 Birch Rd - Perspective buyers requesting information on installing a detached garage. Allowed if HOA design guidelines and Town of Frederick building codes are met.

3305 Birch Rd - Approved the installation of a backyard gazebo.

3453 Cottonwood Cir - Approved design, plot, color and materials for a detached garage plan.

3352 Mourning Dove Ct - Approved installation of a vinyl dog enclosure. Informed HOA board of a drainage issue on this lot from neighboring Town owned parcel (park). Rick has set up a meeting with Town of Frederick.

9365 Cottonwood Cir - Homeowner requested approval for repainting. Colors were previously approved as homeowner will repaint original colors.

3386 Homestead Dr - Landscaper submitted landscape plans were deemed incomplete. Informed homeowner that partial approval would be granted for landscaped areas. Future shed requires plans. Side yards planned for seeding now, landscaping at a future plan to be resubmitted.

3427 Red Hawk Lane - Homeowner requested approval of repaint using 3 of 4 existing colors. Approved.

9395 Cottonwood Cir - Approved detached garage plans with notes that siding to match as closely as possible to home (original siding discontinued) as well as colors and garage doors to match.

3388 Homestead Dr - Approved full landscape plan.

3384 Birch Rd - Approved partial landscape plan inclusive of fence, flagstone patio, backyard turf and culvert extension. Homeowner to submit plans for future complete design.

9345 Cottonwood Circle - Approved use of 'Rabbit Guard' wire fabric on inside of vinyl split rail fencing. Two other proposed materials do not meet guidelines.

Lennar Homes Landscaping Design - Approved typical front landscaping design proposed by Lennar Homes with the following additions: All installations are subject to HOA design guidelines without exception. Lennar Homes to ensure variability of landscaping particularly with adjacent lots by offering homeowner input on shrub and tree variety selections. Lennar will offer other selections for hardscape groundcover other than 1-½" river rock (additional cost is expected at homeowner's discretion) as is possible.

### **Enforcement**

Courtesy letters have been sent to new homeowners about our covenants & guidelines. Please remember that 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 the 1<sup>st</sup> week in May. We will be especially looking at weeds since the flood disturbed a lot of the ground. Remember, rocks need to be free of weeds. Please make sure you contact the HOA board if you have any questions about letters you may receive.

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. Any owner not cleaning up after the dog will be subject to a \$50 fine. Please clean up after your animals.

## Community Improvement

### Improvements for the spring

>Our **Community Garage Sale** will be Friday, May 2<sup>nd</sup> & Saturday May 3<sup>rd</sup> from 8am-12pm. The board will post signs as well as a website ad.

>Our **Community Clean-Up Day** will be Saturday, May 17<sup>th</sup> from 8am- 3pm. We will meet at the Park for job assignment. There will be a dumpster at the east end of Rinn Valley Drive Friday, May 16<sup>th</sup>-Monday, May 20<sup>th</sup> for Rinn residents. 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!

#### 1. Irrigation Ditch between Cottonwood and Homestead

I have been able to obtain for Zero cost heavy rubber roofing material that we can use to line ditch. We have the Town approval to do this lining. We will need a large work party to place this material down, requires a minimum of **8 people**. We would encourage homeowner that back up to the ditch to be main helpers here. Will need to purchase glue and spikes to hold down material, budget \$60 for material. Approved by board.

#### 2. Homestead Entrance at 20 ½ needs some plants planted

Budget \$30 for plants and material. **2 people needed with shovels**

#### 3. Work on cleaning up existing walking path of trash and tumble weeds

Need **4 people and truck or trailer**. I have trash bags from last year still for this use.

#### 4. Main entrance needs bark and a few plants planted

Need **2-4 people with shovels**. Budget \$60 for bark and plants. Approved by board.

#### 5. Remove the trash and material dumped near the oil wells on the North East section of the trail

Need a **3 people and a truck** to remove and put in dumpster

#### 6. Need **3 people to setup for BBQ** at lunch at the park and BBQ to use for the event

Budget \$50 for food and drinks. Approved by board.

### > Trail around Community

1. Rick has created a drawing showing what is needed to be repaired. Working with Lennar to repair ditch around the Lennar homes from the south entrance to end of Birch Road due to damage done by their construction. Lennar is setting up a meeting with their Landscaping company, Lennar Construction Foreman and I to come to an understanding of what is needed. Once this is solved I can go out for bids from landscaping companies and see what the landscaper Lennar uses will charge then go to the Board for approval.

2. Need to finish trail along Birch Road as part of park build-out. There is a section of the trail that is missing that go over the culvert behind 3307 Birch Road. Trail ends at the ditch on both sides of the culvert but original plans showing trail to go over the culvert. Working with the Town to have this completed, since it was not completed during the construction of the park. Not sure how they will do this, since it will need some type of bridge constructed over the culvert to build the trail on. Since the culvert is so deep will also need hand rails on this bridge. The town is working with Lennar on a solution along with a solution to the property line issue with 3307 Birch Road home, since their property line runs down the center of the ditch.

#### 3. Repair of trail

Trail material is in need of additional trail base laid down; in many places the weed cloth is showing. Need to add new base down over the entire trail, minimum of 1-2 inches of new material and roll after lying. Trail needs weed spraying. Will plan on doing this after clear up day. Budget \$100 for weed killer. Rick will do this.

>Wards have started their landscaping/mowing & spraying. Please contact the board if there are areas that need to be paid more attention to so that we may handle situations before they get out of control.

## **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.

Saturday, June 7<sup>th</sup>- Homestead Dr Block Party. Friend out Rinn Valley Ranch Facebook page for more info.

Tuesday, August 5<sup>th</sup> is the annual Neighborhood Night Out.

Wednesday, August 13<sup>th</sup> will be the town led BBQ in the park. 6:00-8:00pm

## **STREET SWEEPING:**

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

Next meeting: Thursday June 12<sup>th</sup> from 6:30-8:00 @ the Rinn Valley Ranch Park.

**Meeting adjourned at 8:15pm.**

**[www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)**

**[www.frederickco.gov](http://www.frederickco.gov)**