

# Rinn Valley Ranch Home Owners Association

## Meeting minutes 10/6/14

**Location:** Rinn Valley Park

**Minutes:** Meeting began at 6:30pm

### **Roll call**

Tabitha Butler, William Butler, Rick McCaskill

\*2 residents

### **Approve agenda**

Agenda approved

### **Proof of meeting notice**

Meeting notice was posted on website, at mailboxes and an email was sent out.

### **Approval of minutes**

Minutes were approved unanimously

### **Board Terms**

Jeff Nieuwma – President – Elected through 2015

William Butler – Vice President – Elected through 2014

Jackie Sexson – Treasurer – Elected through 2014

Rick McCaskill – Community Improvement – Elected through 2014

Tabitha Butler – Secretary/ Enforcement Contact – Elected through 2015

\*\*\*Our Annual Meeting will be held Monday, **November 17th, 6:30-8:00 @ St. Briget's Church: 110 Johnson St, Frederick.** Please watch your mailboxes for:

\*the 2015 budget- which will be voted on,

\*a ballot, which you may mail back to the HOA or bring it to the meeting. All ballots must be received by November 17th, 2014.

\*and a copy of your 2015 HOA dues. Since the dues will not be going up, \$300 will be due by January 15th, 2015. All dues not received by January 15th, 2014, will be subject to a \$50 fine each month until paid in full.

We will have three open seats on the board. If you are interested in volunteering a few hours out of your month to help your community, please send the board a short bio no later than 10/13/14 so we can introduce you to the neighborhood. Thank you.

### **Treasurer Report**

Jackie requested that we try to get a debit card from the bank in order to make monthly bill pay easier. The motion was approved for her to look into our options, while staying compliant with state regulations for non-profits.

We will be having Jackie work with Susan to get the 2015 Budget done for review and voting at the annual meeting. All docs, ballots & budget, must be mailed no later than October 17th, 2014.

## **DRC**

The DRC is currently looking for volunteers to help with design reviews. If interested in helping out, please contact: [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. **This is also true if installing a fence.** 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.

## **Rinn Valley Ranch Homeowners Association Design Review Committee Notes**

18 July, 2014 through 8 Oct 2014

3385 Birch Rd - Approved revised full landscaping plan. Increased variety in groundcover with satisfactory vegetative cover.

3384 Birch Rd - Approved revised full landscaping plan. Increased areas of sod.

3340 Birch Rd - Approved full landscaping plan. Complete and detailed design with ample sod and mulch beds.

3388 Homestead Dr - Approved shed plan. Location approved on previous design, all accessory structure criteria satisfied.

3312 Birch Rd - Approved large stamped concrete patio. Note that final landscape design will require 70% vegetative cover.

3340 Birch Rd - Approved addition of sidewalk to landscape plan.

3319 Birch Rd - Approved addition of a rear deck.

3310 Birch Rd - Approved a full landscape design with the modification that the noted shed would be considered a placeholder to be submitted at a later date.

9390 Homestead Dr - Approved an accessory culvert and drive to access the rear of the property replacing previous areas of stone groundcover.

3380 Birch Rd - Approved an accessory garage and shop building plan. All elements to complement the main residence. Homeowner requested approval of exterior color change to match an existing home within the neighborhood. This change is approved as the homes are not adjacent.

3377 Birch Rd - Approved a rear landscaping design. Complete and thorough design all within guidelines.

3342 Birch Rd - Approved backyard landscaping design. Noted that berms must not affect drainage to or from neighboring properties. Additional trees in front landscaping approved.

3319 Birch Rd - Approved backyard concrete patio. Large hardscape feature will not preclude final landscaping design to satisfy 70% vegetative cover requirement.

3306 Birch Rd - Approved accessory garage and drive plan. Noted that access to gas well access path is controlled by Town of Frederick and Encana Corp.

3351 Mourning Dove Ct - Approved full landscaping design. Noted that above ground pool to be temporary/seasonal per guidelines.

9390 Homestead Dr - Approved accessory 3 car garage. Paint and trim to match residence. Trees, bushes and planters removed for driveway will be replaced or re-set in other locations.

3374 Birch Rd - Landscape design awaiting clarification and additional information.

## **Open Floor**

The city has written Lennar up for ditch issues and non-compliance with the proper installation of the park and the ditches along the new homes. Lennar is still responsible for the park and that irrigation problem. The city will not accept the park until it is brought up to code.

Furthermore, since Lennar still has their name on the park property, they are responsible for paying the water bill. It had not been paid in four months, which is why the grass was turning brown some trees were stressed. Again, Lennar has been notified and is correcting this issue.

Our trails are fixed as of right now.

**REMINDER:** you MAY NOT ride motorized vehicles along the trails or in the park. This is a city ordinance. It also cause ruts in the trail that are costly to fix. If you would like to report anyone using this trail for motorized vehicles or horses, please call Frederick's non-emergency phone line.

We love that kids are playing in the park. However, please remind children to NOT leave big **rocks** in the grass area. This is dangerous for the landscapers trying to mow and anyone who might be hit by rocks thrown from the lawn mowers. Also, remind kids the importance of keeping the park clean. Empty cups & snack wrappers were found in the park the night of the HOA meeting.

We will contact Ward's about doing a better job mowing our ditches.

## **PUMPS:**

On Sep 15, 2014, at 7:58, Mike Boroviak wrote:

I checked the pumps yesterday and found the west pump is tripped off.

I reset 2 times and it immediately tripped off again. No apparent wiring problems in the control panel.

The east pump is running but there is a wire that is burned off of the capacitor and one wire on the main contactor looks like it is ready to burn off.

I am going to call in Colorado Pump today to get them to work on the pumps as soon as possible.  
Mike B

On Sep 21, 2014, at 10:11 AM, Mike Boroviak wrote:

The pumps are in operation. Colorado Pump did not call me when they came out so I called them back. They did come out and get the pumps operational on Monday Sept. 15, the day I called. The east pump wire in the controls was repaired and one of the capacitors still needs to be replaced.

The west pump had a start contactor with a contact failure. The technician (Chuck) got it running and has ordered the correct replacement contactor. Both pumps are operational and Colorado Pump will be finishing up the repairs as soon as the parts come in. No date was identified.

At this point, it would take rewriting the covenants, which needs to be done to update some out of date material. We will be working the next few weeks on updating the covenants and possibly making some changes. It will require a 2/3's vote of the community in order to change the covenants. If there is anything in our current documents that you would like to see updated, please contact the board.

[board@rinnvalleyranch.org](mailto:board@rinnvalleyranch.org)

Until we have our vote, we must stick to what is currently written.

**Please remember that DOGS MUST BE ON A LEASH if not confined in your fenced 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. This is especially important in the park where children play. Please pick up after your dog!**

Next meeting:

ANNUAL MEETING: Monday, November 17th from 6:30pm-8:00pm @ St. Briget's Church, 110 Johnson St, Frederick, CO

**Meeting adjourned at 7:00pm.**

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

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