

Rinn Valley Ranch Home Owners Association  
Meeting minutes 11/17/14  
Annual Meeting

**Location:** 3498 Cottonwood Lane

**Minutes:** Meeting began at 6:46pm

**Roll call**

Tabitha Butler, William Butler, Rick McCaskill

Jeff Franks- DRC, 7 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 Nieusma – President – Elected through 2015

William Butler – Vice President – Elected through 2014

Jackie Sexson- resigned as of 10.31.14; Treasurer – Elected through 2014

Rick McCaskill – Community Improvement– Elected through 2014

Tabitha Butler – Secretary/ Enforcement Contact – Elected through 2015

Ballots were collected & counted by Marg McCaskill

Results:

2015 Budget 17 yes, 1 no

For the open board seats: 14- Carl Mies, 17- William, 1- Mr. Lecoque

Carl & Will have accepted the open seats on the board. We will be contacting Mr. Lecoque- a write in, to see if he is interested.

We need more people in the neighborhood to volunteer their time to help with all areas of enforcing the covenants, the DRC guidelines & acting treasurer. Please contact the board if you are able to help in any area with the Rinn Valley HOA.

**Treasurer Report**

Jackie has resigned as of October 31<sup>st</sup>, 2014. Susan will be taking over the books & taking care of the treasury business until we can find a replacement. We work with QuickBooks & she is willing to train someone who is interested in paying our monthly bills & taking care of closing docs.

Your 2015 HOA dues have already been mailed out to you. 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. Please contact the board if you have any issues paying what is due, or if you have fines from previous years. Unanswered fines will be handed over to our lawyer and further actions will take place.

Even if you haven't received an invoice, the homeowner of each home still owes \$300 for the upcoming 2015 year. Please mail checks to:

Rinn Valley Ranch  
PO Box 462  
Frederick, CO 80530-0462

### **DRC**

Jeff Franks will be stepping down as chair of the DRC. We would like to thank him and any others who have volunteered their time; especially with all of our new homes & landscaping plans. We really appreciate your service!

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

17 Nov, 2014

Rinn Valley Ranch Homeowner's Association Design Review Committee Notes  
9 Oct, 2014 through 17 Nov, 2014

3307 Birch Rd - Approved RV garage and parking pad with matching lap siding, paint and windows.

3374 Birch Rd - Approved modified landscaping plans with building/drive placeholder.  
Approved replacement of rock area in currently finished front landscaping with sod.

3320 Willow Rd - Approved paint color change.

3305 Birch Rd - Approved added tree, a Summer Crab Apple.

Note DRC wishes to see design guidelines amended to permit acceptable tree varieties to be planted on any property without requiring DRC approval.

### **Open Floor**

**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.

Please DO NOT push piles of snow onto the road at the end of your driveway. The road must remain clear of snow piles to allow for emergency vehicles. We do not require you to plow your driveway & since we don't have sidewalks, you are not required to shovel/plow any area around your home. But if you do, please push all snow back onto your property.

*Please contact the town of Frederick for the following issues:*

Trash cans left out

Dogs off of a leash

Motorized vehicles on the road, paths or in the park

Weed violations

All of these are not only covenant issues, but are also town code violations and the town may have a better chance than the HOA to get the homeowners attention.  
Frederick PD non-emergency line (720) 652-4222

Next Meeting: Please watch the website for upcoming meetings & announcements.

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

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

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