

Rinn Valley Ranch Home Owners Association  
Meeting minutes 03/03/15

**Location:** 3498 Cottonwood Lane

**Minutes:** Meeting began at 6:40pm

**Roll call**

Jeff Nieuwsma, Tabitha Butler, William Butler, Carl Mies  
Matt- DRC + 4 Residents

**Approve agenda**

Agenda approved

**Proof of meeting notice**

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

**Approval of minutes**

Minutes were approved unanimously

**Board Terms**

Jeff Nieuwsma – President – Elected through 2015

Carl Mies – Vice President – Elected through 2016

William Butler – Treasurer – Elected through 2016

Tabitha Butler – Secretary/ Enforcement Contact – Elected through 2015

**Treasurer Report**

There are currently 8 homes with unpaid dues. A late notice with a \$50 fine will be going out to the homeowners with outstanding balances. Each month that your 2015 dues are not paid, an additional \$50 will accrue. If you are having issues paying this fee, please contact the board.

In addition, if there are unpaid dues or unpaid fines on your home, you will be receiving a letter. Please do not disregard these letters. Please contact the board if you have questions.

5 checks that were at one point written by a past treasurer are now missing. We are stopping payment on 4 of the 5 checks and will reissue new ones to pay those accounts.

No taxes were filed for the 2013 year. William will prepare and file for 2013 & 2014.

After cleaning up Quickbooks & all of the files and folders that William has collected, he has discovered that there is \$61 missing from the petty cash fund. We have written this off in Quickbooks.

**DRC**

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).

\*\*The DRC is **NOT** responsible for residents following town rules for construction, setbacks, height restrictions, etc. It is the responsibility of the homeowner to obtain proper permits from the city for their projects.

-Home submittal for 3481 Cottonwood circle- APPROVED 3/2/15

-9350 Cottonwood Circle, home repaint same colors APPROVED 2/17/15

-Kirt and Kathy Grams, 7'x8' greenhouse and fire pit submittal- APPROVED

- 3385 Birch, Andrew Kravitz landscape plan- APPROVED
- 3306 Birch Rd landscape design- APPROVED
- 3352 Morning Dove Ct, Robert Landry storage shed-APPROVED
- 3398 Homestead, Jon Craft basement walk out door-APPROVED

### **Enforcement**

Spring will be here soon. It is important to remember that you have 1 year to complete 50% of your landscape & 2 years to complete 100% of your landscape. In the meantime, please keep all debris out of your ditches, all construction material in a neat manner. Weeds and wild grass must be kept under 8 inches and again, free from the ditches.

### ***Important Dates to Remember:***

**\*Saturday May 2<sup>nd</sup>, 2015:** Community Clean-up/ Volunteer BBQ

**\*Friday & Saturday May 15 & 16:** Community Garage Sale

**\*Wednesday June 17<sup>th</sup>** Town BBQ

### **Open Floor**

*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

### **IMPORTANT INFORMATION FOR LENNAR HOMES**

**\*\*The Rinn Valley Ranch HOA is not involved in the following situation but we have been requested to pass the following information along to all Lennar home owners. The RVR HOA cannot in any way advise or consult on these matters.**

It was requested by a community member that we contact new Lennar homeowners about potentially serious structural issues with the new Lennar homes. He suggests that you contact **Ryan Hardesty Consulting: 303/917/3801 or 303/627/3791**. Ryan is a Structural Engineer that has been working with homeowner Rob Landry [rldmv@mac.com]. Rob Landry has also secured a lawyer for this issue- **Walter Winslow- 970/391/9122**. Mr. Landry recommends that you contact Lennar about warranty issues, but that you DO NOT allow Lennar to make 'improvements' without having the Engineer inspect your home/foundation. If you have any questions, please contact Rob Landry [rldmv@mac.com].

Next Meeting: Tuesday April 7<sup>th</sup>, 2015 @ 6:30pm: 3498 Cottonwood Lane.

**Meeting adjourned at 7:50pm.**

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

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

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