

Rinn Valley Ranch Home Owners Association
Meeting minutes 04/07/15

Location: 3325 Birch

Minutes: Meeting began at 6:37pm

Roll call

Jeff Nieusma, Tabitha Butler, William Butler, Carl Mies
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 Nieusma – 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

9 letters were sent out on March 12th, 2015 for unpaid fines. \$50 was added to the 2015 unpaid dues. 1 letter was returned, 1 paid. The rest will receive a 2nd letter will be mailed April 15th, 2015 with a fine of \$100.

DRC

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

The HOA reviewed and approved 3319 Birch landscape plan at the meeting.
3302 Rinn Valley Drive- paint colors approved

Enforcement

The board is currently amending the enforcement procedures to shorten the length that we need to wait to send a 2nd letter for minor infractions.

29 letters were sent on March 12th, 3 emails about minor infractions. Please read our covenants and guidelines and remember you have a responsibility to keep your Lot neat, weed free and **TRASH CANS OUT OF SIGHT**.

Important Dates to Remember:

***Saturday May 2nd, 2015:** Community Clean-up/ Volunteer BBQ

The HOA will be getting 2 dumpsters for resident use delivered on Thursday, April 30th. Please do not put hazardous materials in them or allow your construction crews to use these.

We will need help with clean up around the community. Please respond to this email if you are able to come. We will have lunch for all of the volunteers around noon.

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

Signs will be posted earlier that week & a Craig's list post will be up as well as a Facebook post. Please share & help us get the word out.

*Wednesday June 17th Town BBQ

Open Floor

Please contact the town of Frederick for the following issues:

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

Jeff will be looking into the possibility of burning our ditch weeds.

Ralph Walters is taking some time to update the Covenant. Thank you. He is also in contact with the city about the northeast corner drainage issues. Rory Hale is contacting the Town's Engineering Dept.

Rick met with the Town and here are his notes:

We discussed the following open issues with the park.

1. There are 11 trees that need replacing.
2. The outer weed areas need to be deweeded and seeded with native grass.
3. The playground bedding material needs to be removed and refilled to 12 in. thick.
4. The area on the south section of the park that floods still needs to be fixed.
5. Lennar needs to remove all the rock and dirt they left in the park.
6. Trash can will be put on the Towns normal weekly pick up schedule.
7. The rock area will be sprayed for weeds in the next few weeks.
8. Grass will be fertilized and sprinklers turned on the 3rd week of April.

We also discussed about the HOA putting up another Rinn Valley Sign on Homestead. We are requesting to take out a building permit for this activity.

I also discussed the vehicles riding on the walking trails. We discussed possible ways to stop this activity. The new town Dir. of Maintenance noted that the walking trails are owned by the Town and the HOA must maintenance them. Since the Town owns the trail, they are required to put up sign restricting motor vehicles riding on the trails. The town asked me to mark up a plan where signs are needed to be placed and they will put them up in a month, which I sent them to them today. After they are installed if we see any vehicles on the trail we are to call police and they will site them.

I asked them if the Town will be taking care of the prairie dogs. The Town Manager said they have looked and these outlying areas are not the Town responsibility. If the community would like the Town to handle the prairie dogs, they will and bill the community for the work at the Town rate. We just need to notify Matt LeCerf, Town Manager (mlecerf@frederickco.gov) of the Board discussion.

Next Meeting: Tuesday May 5th, 2015 @ 6:30pm: Rinn Valley Ranch Park.

Meeting adjourned at 7:40pm.

www.rinnvalleyranch.org

www.frederickco.gov

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