

Rinn Valley Ranch Home Owners Association
Meeting minutes 05/05/15

Location: 3504 Cottonwood Circle

Minutes: Meeting began at 6:30pm

Roll call

Jeff Nieuwsma, Tabitha Butler, William Butler, Carl Mies

Matt- DRC, 3 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

6- 1st notice unpaid dues were sent out on 4/27/15. This is with our new policy. Each homeowner that receives a letter will have 30 days to bring their account current. Every 30 days of non-payment will result in a \$25 fine. After 3 letters, the homeowner will be sent to the lawyer. Each of these letters is being mailed certified.

William is looking into changing our bank account so that we can write more checks each month without worrying about a fee.

DRC

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

3435 Red Hawk: Greenhouse and RV site -Approved

3333 Birch Rd: Fence completion- Approved

3319 Birch: Landscape for back yard- Approved

3434 Red Hawk Ct: Garage plan- Approved

3302 Rinn Valley Dr: Paint- Approved

9350 Birch Rd: Bridge- Approved

3310 Birch Rd: Shed - Approved

3312 Birch Rd: Fence, finish ditch on South side- Approved

9400 Homestead: Fence extension, gates- Approved

3420 Red Hawk Ct
Full landscape plan
Approved

3411 Cottonwood cir
Paint same colors
Approved

3453 Cottonwood Cir
Privacy fence
Approved

Enforcement

The board has approved a new enforcement procedure that can be found on our website. Please review & familiarize yourself with our covenants & DRC policies.

11 letters were sent on May 5th, 2015.

We had a hearing with a resident about the use of 'chicken wire' in our neighborhood. It was decided that **Chicken Wire CANNOT** be used on your fence. You may only use the approved material listed in our DRC guidelines. If you have chicken wire on your white fence- please remove it. You will be receiving a violation letter to do so. The DRC is working on re-writing the use of chicken wire around internal gardens. Please watch for that update. Until then, please submit your DRC requests before starting any projects.

Important Dates to Remember:

***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- **Our Park is NOT a dog park. You MUST have your dog on a leash at all times.** We provide plastic bags, so please clean up after your pets. The HOA can issue a \$50 fine to people who do not clean up.

*Motorized vehicles on the road, paths or in the park. **WE DO NOT ALLOW MOTORIZED VEHICLES OF ANY KIND TO DRIVE ON OUR PATHS.**

*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](tel:7206524222)

We discussed getting a quote to extend the walking path along the irrigation ditch behind the homes on Cottonwood Circle & Homestead. We would clear out the weeds/grass from behind the east fence line and line it with crushers. If you would like to comment on this project, please do so by emailing the board.

Pumps- Carl is getting the updated quotes to replace the pump control electronics that burned up a few weeks ago. We have approved him to order the replacements.

IMPORTANT LENNAR INFORMATION:

We have several home owners who are having issues with their Lennar homes. The homeowners have mentioned problems with inadequate soils reports, inadequate structural supports in the crawl spaces, extreme settling causing cracking in drywall and separation in concrete flatwork, as well as severe moisture issues in crawl spaces. Several homeowners have retained legal representation to deal with Lennar. If you have questions, please contact homeowner **Rob Landry- rldvm@mac.com** or his attorney: **Walter Winslow- 970-391-9122.**

Next Meeting: Tuesday June 23rd, 2015 @ 6:30pm: Rinn Valley Ranch Park.

Meeting adjourned at 8:05pm.

www.rinnvalleyranch.org

www.frederickco.gov

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