

Rinn Valley Ranch Home Owners Association
Meeting minutes 06/23/15

Location: Rinn Valley Ranch Park
Minutes: Meeting began at 6:32pm

Roll call

Jeff Nieusma, Carl Mies, Tabitha Butler, William Butler
8 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

Our previous lawyer- Rupp-Zimmerman still has our retainer. William is working on getting that \$1000 back.

We currently have 2 homes in the community with outstanding balances on their accounts. On 6/27/15, William will be contacting our lawyer about further actions.

DRC

The DRC is currently looking for a lead to help with design reviews. If interested in helping out, please contact: board@rinnvalleyranch.org. We have members of the community who can help you learn this position. Your responsibilities would include looking at DRC submissions and approving or asking for modified submission to keep with our DRC guidelines. This is usually done via email.

3465 submitted his plan for his garage. Jeff looked at it with some recommendations & the owner will submit the revised plan to the board.

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. 21 violations letters were sent between May 6th-June 22nd. Of those, 7 were fine notices for non-compliance.

Since implementing the new enforcement documents in May of 2015, 48 violation letters have been sent out. Of those only 7 fines were issued after the 30 day deadline to resolve the issue.

If you receive a violation letter, you have 15 days from the date of the letter to request a hearing from the board about the violation. You may do so in an email. You have 30 days to fix the violation. If the violation is observed after the deadline date, you will be issued a \$25 fine. You may still request a hearing about the **violation**, but you will still be expected to pay the fine. Our hearings are usually an agenda item at the next board meeting.

3347 Birch- received a fine notice for keeping their Trash Can in view. The resident stated that he was concerned it was a health violation among other issues and that he was refusing to keep his trash cans out of the public view. We informed him that this was not only a covenant issue, but a city issue as well. At this

point, the board has decided to continue with his fine schedule if he does not comply to keep with consistency in the neighborhood. We have also contacted the City of Frederick for additional help.

3453 Cottonwood Circle- received a fine notice about 'construction debris'. After a lengthy conversation with the board about what can be seen from where, the board unanimously voted to waive the fine and will look at modifying the wording in our covenant docs.

3465 Cottonwood Circle- the board and the resident discussed the accruing fines for unfinished landscape from 2 years ago. Since his landscape is up to date, the board voted unanimously to waive the outstanding fees for these past issues.

The board is trying to keep the lines of communication open to all residents. If you feel that something is not right or has a question about anything you hear, see or receive, please contact the board. We talked about why it is important to continue with sending letters rather than just going door to door. In the past, we have had too many issues about trying to be too friendly with some and not others. We as a board are striving to have a comfortable community. The violation letters are simply a notification, not a personal attack. We ask that you take responsibility for upholding the covenants of this community.

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. This includes all walking paths as these do back up to most people's home. The HOA can issue a \$50 fine to people who do not clean up. The board will look into providing more dog waste stations around the paths, but please remember to bring your own bags.

*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 are contacting Ward's Landscape again to have them spray for weeds and cut on a more consistent basis. We are also requesting they do something more permanent and sustaining to the mounds along CR 20 & CR 7.

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.

We would love to put in a Rinn Valley Ranch sign, similar to the one on the west side of the community, on the South entrance. If you have any contacts or would like to head up this project, please contact the board. We can discuss options and fund the project.

It has been noticed by residents along CR 7 that there are many cars that speed along that road. If you see this, please contact the Frederick Police Department immediately with any description and time of day so they can better monitor that area. As a reminder, our speed limit is 25 MPH in the neighborhood. Please watch for children.

All of our meeting information as well as community events are listed on our website. You can also find meeting minutes as well as DRC, Covenant and Enforcement docs there as well.

Next Meeting: Monday, July 20th, 2015 @ 6:30pm: Rinn Valley Ranch Park.

Meeting adjourned at 8:14pm.

www.rinnvalleyranch.org

www.frederickco.gov

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