

Rinn Valley Ranch Home Owners Association
Meeting minutes 07/20/15

Location: Rinn Valley Ranch Park

Minutes: Meeting began at 6:31pm

Roll call

Jeff Nieuwsma, Carl Mies, Tabitha Butler, William Butler

12 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

Our previous lawyer- Rupp-Zimmerman still has our retainer. William is working on getting that \$1000 back. Currently still waiting on a missing transfer check from a closing.

We currently have 3 homes in the community with outstanding balances on their accounts.

3560 Rinn Valley Drive attended to discuss their fines. The board is considering putting a deadline on the completion of their landscaping in the north and west for December 31st, 2015 and the remainder of the landscaping must be completed no later than June 30th, 2016. If these deadlines are not met to the satisfaction of the DRC and the board, the board will then immediately turn the homeowners over to our lawyers for further actions. The board has tabled until next meeting exactly how to handle the fines. The discussion was had to at least recoup cost associated with mailings, lawyer contact and any other fees up to this point too.

William & Jeff will be moving the 1st Bank Savings into a checking account so there is less concern with how many checks can be written in a month.

DRC

The DRC is glad to announce that we have volunteers who are willing to help out in our community. Chairing the DRC will be Todd Grivetti. On the committee are Jeremy Brown and Doug Carrell. All submissions still go to DRC@rinnvalleyranch.org. You should expect a general response within 2 business days and the committee has up to 30 days to approve or request changes to your plan. Please plan accordingly.

9420 Homestead was approved for the completion of their fence. They were asked to provide a timeline for completion.

3390 Homestead was approved for their landscape plan

AN IMPORTANT REMINDER FROM THE DRC

The Design Committee requires complete landscaping and specifications plans (at 1" = 10 ft. scale) indicating building location, driveway, parking, grading plan, all easements and street rightsofway, driveway slope, and setback dimensions to all Lot boundaries **within three (3) months of occupancy**. Existing and proposed landscaping material and topography should be shown by contours at two (2) foot intervals and all

plants and landscaping material are to be shown and called out by name, showing 5year growth. No landscaping shall commence until plans are approved by the Design Committee. Once the landscaping plan is approved, landscaping half of the lot must be completed within 12 months of occupancy and the remaining landscaping completed within 24 months after occupancy of the Dwelling. Common courtesy suggests completing the front landscaping as quickly as possible.

[Design Review Guidelines can be found in our documents section on our website.]

The wording on the requirements for a privacy fence will be updated to state that it does not have to surround a patio; but must not exceed 60 linear feet and must be attached to the home- not free standing. The DRC is going to make these modifications and the board will update the guidelines.

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 violations letters were out between June 23rd- July 20th. Of those, 1 was a fine notice for non-compliance.

3345 Mourning Dove Ct attended to dispute his fine letter about weeds in his ditch being uncut. The violation letter was sent May 6th, 2015; the violation was observed 5/15, 5/22 and 6/4. He received a fine notice on 6/9/15. An email sent to the board on June 17th stated that he mowed on June 9th, which was not within the deadline of correcting the violation which was originally June 5th, 2015. The fine will still be imposed and we requested that the owner mow more frequently.

A conversation was had about trash cans. Again, the Covenants clearly state that 'Trash Cans must be kept in your garage'. This interpretation of the Enforcement committee basically means that your trash cans cannot be visible from any part of your lot.

Open Floor

Pumps- We have ordered a new pump to replace the east one and it is set to be installed on Thursday, 7/23. This is an upgrade from what we had and we hope not to have any issues in our near future.

The request for the HOA to rent or have available a chipper for dead trees was discussed and we feel it would be better if residents use the Frederick Fall Clean up day- Saturday October 3rd, 2015.

We are working with The Tree Farm to help us with possible discounts on trees to help our residents replace ones that may have died this past winter. We will also be discussing a 'HOA dues discount' to homeowners that purchase trees this fall. We will be voting on that at the next meeting and sending out information on how you can take advantage of this.

The baseball pitchers' mound suggestion that was brought to us by a few residents is now being reviewed by the town. The board will look into the insurance costs, but the homeowners will have the responsibility of putting together the project.

Still working closely with Ward's Landscape when they mow. If you see an area that is not being maintained, please contact the board and we will get them back out here.

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.

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, August 24th, 2015 @ 6:30pm: Rinn Valley Ranch Park.

Meeting adjourned at 7:50pm.

www.rinnvalleyranch.org

www.frederickco.gov

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