

Rinn Valley Ranch Home Owners Association  
Meeting minutes 08/24/15

**Location:** Rinn Valley Ranch Park

**Minutes:** Meeting began at 6:33pm

**Roll call**

Jeff Nieuwsma, Tabitha Butler, William Butler

Todd- DRC Chair

**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

**Annual Meeting**

Our annual meeting is scheduled for Tuesday, November 3<sup>rd</sup> @ 7 pm. We currently have 3 seats available on the board. If you are interested in volunteering your time for your community, please send the board a brief bio that we can post on our website. We will add you to our annual ballot. Thank you.

**Treasurer Report**

Jeff & Will are going this week to change the bank account to a money market to avoid fees for too many checks written.

There are currently 2 outstanding violation fines

**DRC**

3345 Mourning Dove- Garden Shed

3434 Cottonwood Cir- Landscape Resubmission

3305 Birch- Additional boulders

9420 Homestead- Fence

3427 Red Hawk Ln- Fence

3333 Birch- Landscape Submission

3481 Cottonwood Cir- Landscape

3535 Rinn Valley Rd- Shed request

9400 Homestead- Color change

Letters will be sent this week for our new residents with specific dates to comply with the following:

**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.

Please contact the DRC to have a final inspection of any projects that you have completed.

### **Enforcement**

The board has agreed with the following timeline for 3560 Rinn Valley Drive- The north & west side of their lot must be completed by December 31<sup>st</sup>, 2015. If that timeline is followed, the residents will pay \$100 towards collection fees that have accrued. If that section is not completed, the board will turn all paperwork of non-compliance to our lawyer to collect & enforce the correction of the violation. The remainder of the lot shall be completed by June 30<sup>th</sup>, 2016. Again, if that is not done, the board will contact our lawyer for further actions.

Between July 21<sup>st</sup>-August 24<sup>th</sup>: 4 fines letters have been sent & 15 violation letters.

REMINDER: It is the homeowner's responsibility to keep the area 6 inches from their fence line free from overgrown weeds & dead flowers. This includes all fences by the walking paths.

### **Open Floor**

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: Tuesday, September 29<sup>th</sup>, 2015 @ 6:30pm: Rinn Valley Ranch Park.

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## **HOA Tree Incentive...**

*Due to the early freeze last winter, a lot of residents have lost trees. The HOA would like to encourage you to replace and/or plant new **trees** to help fill in our community.*



Purchase approved trees between August 25th, 2015-November 1<sup>st</sup>, 2015 and you will receive a credit on your 2016 HOA dues.

**25% of the pre-tax cost of trees- up to \$100 in credit.** [Ex- purchase \$400 in trees & get \$100 off of your 2016 HOA dues.]

You will NOT need to submit a DRC request for replacement trees. Please review the DRC Guidelines for information on approved vegetation and location placement.

If you have any questions, please contact the [board@rinnvalleyranch.org](mailto:board@rinnvalleyranch.org) or [Drc@rinnvalleyranch.org](mailto:Drc@rinnvalleyranch.org).

**\*\*Form can be found on our website [www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)**

Please attach a copy of your receipt(s) highlighting which trees you purchased, between August 26<sup>th</sup>, 2015- November 1<sup>st</sup>, 2015.

A credit will show on your 2016 Annual Dues Invoice to reflect your credit. One (1) credit up to \$100 per Lot.

You may mail form to: Rinn Valley Ranch HOA P.O. Box 462 Frederick, CO 80530

Or you may bring the form to any meeting or drop it by one of the board members' homes.

**Next meeting: Tuesday September 29<sup>th</sup>, @ 6:30 pm**

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

**Meeting adjourned at 7:11pm.**

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

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