

Rinn Valley Ranch Home Owners Association  
Meeting minutes 11/3/15

**Location:** 3405 Cottonwood Circle

**Minutes:** Meeting began at 7:00 pm

**Roll call**

Jeff Nieuwsma, Tabitha Butler, William Butler, Carl Mies

Todd- DRC Chair, 9 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 2017

Carl Mies – Vice President – Elected through 2016

William Butler – Treasurer – Elected through 2016

Tabitha Butler – Secretary/ Enforcement Contact – Elected through 2017

**Annual Meeting Update**

Marg McCaskill was our official ballot counter. We had 10 homeowners vote. 9 voted yes to the budget, 1 abstained.

Tabitha got 10 votes, Jeff received 9. There were no write-ins.

The board voted & we will remain in our current positions.

We still have an open seat on the board and could still use volunteers on our committees. Please attend meeting to help out in your community.

**Treasurer Report**

There are currently 4 outstanding violation fines.

14 homeowners took advantage of our tree incentive. You will see your credit on your annual dues statement which will be mailed out the beginning of December. Our \$300 annual HOA dues will be due on January 31<sup>st</sup>, 2016.

We will be replenishing the Pump fund to have \$15,000 earmarked in case of maintenance fees.

**DRC**

October submissions:

10/7/15 - 3311 Birch - Resubmission of landscaping plans - Approved 10/9/15 and letter sent to owners they may initiate landscaping.

10/12/15 - 3510 Willow Rd. - Submission request for new Pergola in Back Yard - Owners will build - Approved 10/14/15 and letter sent 10/14/15.

11/2/15 - 3381 Birch Rd - Submission of front yard landscaping - DRC Reviewing, approved 11/5/15. Letter sent to owners.

11/2/15 - 3305 Birch Rd - Submission for replacing front concrete sidewalk and north rock drive - Landscaping with planned decorative bridge across ditch - Approved 11/5/15, Letter sent.

11/3/15 - 3565 Cottonwood Cr. Resubmission for outbuilding (Garage) approved with additional windows. Approved 11/3/15 at HOA meeting, Letter sent 11/5/15.

## **Enforcement**

Between September 29<sup>th</sup>- November 6<sup>th</sup>: 1 fine letter had been sent & 6 violation letters. 2 2<sup>nd</sup> fine notices were sent out as well.

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.

The DRC received a letter from 3312 Birch about planning on building a garage to store their extra 'toys'. The DRC will continue with enforcing our guidelines that only one 'toy' may be stored outside.

Reminder, if you receive a letter about a violation, you may request a hearing with the board...  
[board@rinnvalleyranch.org](mailto:board@rinnvalleyranch.org).

9365 Cottonwood Circle requested a hearing about his violation. The rules about 'chicken wire' were discussed and the enforcement committee will continue on with the violation process with the homeowner to handle this situation.

## **Open Floor**

The discussion was brought about the dead trees in the neighborhood. The Enforcement committee will wait until spring to see if these trees will come back. It will be the homeowners' responsibility to remove these trees and discard of them properly.

The south side of Homestead has not been mowed. We will confirm with Wards where they are to be mowing.

Our community work day will be in April/May of next year. At that time we will discuss a sign at the South Entrance.

IMPORTANT REMINDER: The bench at the park should not be moved or left out in the grass. Please also remind your children to NOT leave big ROCKS in the grass area.

SNOW REMOVAL REMINDER: You do not have to plow/shovel snow on your driveway or sidewalk, but if you do, please put the snow in the ditch; do not pile it in the road or push it to the opposite side of the street...your neighbors ditch.

**Next meeting: Tuesday January 5<sup>th</sup>, 2016**

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

**Meeting adjourned at 8:07pm.**

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

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