

Rinn Valley Ranch Home Owners Association
Meeting minutes 03/15/16

Location: 3405 Cottonwood Circle

Minutes: Meeting began at 6:34 pm

Roll call

Jeff Nieuwsma, Tabitha Butler, William Butler, Carl Mies

Todd- DRC Chair, 1 resident

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

Treasurer Report

There are 5 outstanding annual dues. And addition \$25 will be charged each month that dues are not paid. These outstanding fee letters are sent via certified mail per our covenants. Please pick up certified mail if you receive a request from the post office. Fines will continue to accrue even if you do not pick up certified mail.

DRC

3515 Rinn Valley Dr- color change approval. As of 3/15/16, the DRC is waiting for the completion of the painting.

3341 Birch- approved ditch improvements

9350 Birch- approved play house

3560 Cottonwood Circle- railing approval

Enforcement

Between 2/16/16-3/14/16 5 warning letters and 1 fine letter was sent

**It is important to remember that once you receive a violation letter about a particular violation, if that violation is observed after the 'fix by' date, you will receive a fine. If you have any questions about the violation or feel that the Enforcement Committee has made an error, please contact the board immediately to resolve the issue. Hearings are to discuss the violation. Once a fine has been issued, you may still request a hearing about the violation, but the fine will be enforced.

3520 Cottonwood Circle requested a 2nd hearing about a current violation since they did not show for the first. Since they did not show for this meeting, we have notified the homeowner that they have until April 27th, 2016 to comply or fines will accrue.

9470 Homestead requested a hearing to talk about the use of chicken wire on his outer fence. Since the design guidelines are the documents that specify the use of materials, they can be changed by a vote of the board. The board has decided to put a vote out to the community to see who is in favor of changing this requirement and allowing the hexagonal 'chicken wire' to be used on fence post on the perimeter of a lot. We will review the votes & notify the homeowner and/or update the guidelines as necessary.

9480 Homestead requested a hearing for their violation of exposed trash cans. Our Covenants 7.6 state that **"Restrictions on Garbage and Trash.** Each Owner shall keep all of his or her trash, garbage or other refuse in a container in his or her garage" Since they did not show for the hearing, enforcement will continue on with our procedures.

Open Floor

We have had some interest in a Community Directory. The board is looking into ways we can set this up either via Facebook or another community based site. Watch for more details.

*Dumpster will be available for Rinn Valley Residents to use on Saturday, April 16th from 8:00am-6:00pm. No hazardous materials (radioactive, wet paints, oils, solvents, liquid waste, asbestos etc.) - No appliances - no electronics, no tires, batteries - auto parts - etc. Branches and carpet cannot be accepted unless they are cut into four foot lengths and tied into bundles weighing no more than 40 pounds

***Community Garage Sale-** Friday/Saturday- April 29th-30th from 8am-12pm. The HOA will post signs & adds to advertise this annual event.

IMPORTANT REMINDER: The **speed limit for Rinn Valley Ranch is 25 MPH.** Please remind any drivers in your home about this very important warning. We have NO sidewalks & with the snow pack, the road is slick and narrow in some spots. The Frederick Police Department has been notified & will step up patrol in this area. If you see a car traveling too fast, please report the car's make, model, license plate or driver if you can to the Frederick Police Department. Please help us keep our residents safe.

ALL Dogs must be kept on a leash when outside of your fenced in yard. This is an ordinance by the Town of Frederick. <http://www.codepublishing.com/CO/Frederick/?FrederickNT.html>

Frederick Clean Up Days

When: May 7, 2016

Time: 8 a.m. - 2 p.m.

Where: Town of Frederick Public Works Facility
7301 Eagle Blvd Frederick, CO 80530

Event Details

The Town of Frederick offers both a Spring and Fall Community Clean Up Day where residents can bring disposable items to the Town of Frederick Public Works facility, located at 7301 Eagle Blvd.

Complimentary hot dogs and hamburgers will be grilled and served by members of the Board. In addition to giving out free food, the Board will be collecting canned food items for the Carbon Valley Help Center! The items the need most are: beans, mac&cheese, canned fruit/veggies, canned meat, canned soup, peanut butter, pasta and rice. Please check the expiration dates prior to donating so you don't accidentally donate expired items!

The Town encourages its residents to participate in this effort to keep Frederick beautiful! Remember to bring your utility bill showing you're a Frederick resident in order to participate.

Items that are accepted: Furniture, branches*, carpet*, mattresses, electronics (including TVs), small counter top appliances
*branches and carpet cannot be accepted unless they are cut into four foot lengths and tied into bundles weighing no more than 40 pounds

Items that are not accepted: Hazardous materials, batteries, tires, oils, paints, solvents, cars, large appliances, flammable items (gas cans, gas grills, etc.), Items that contain Freon or cement

Hazardous waste including cleaners, paints, batteries, aerosols, motor oil, oil filters, gasoline, antifreeze, and pesticides can be taken to the Weld County Household Hazardous Waste Facility for free disposal. This service is open every Friday and the first and third Saturday of each month from 8 a.m. to 5 p.m. The facility is located at 5500 Highway 52, Dacono, CO. For more information call 720-652-4200, ext 2233 or visit www.co.weld.co.us.

Don't want to wait for the next Clean up Day to recycle your old electronics? Best Buy and Staples offer free electronics recycling.

Next meeting: Tuesday April 19th 6:30-8:00pm

www.rinnvalleyranch.org

Meeting adjourned at 7:37pm.

www.frederickco.gov

Join our Facebook Page: Rinn Valley Ranch