

Rinn Valley Ranch Home Owners Association
Meeting minutes 04/19/16

Location: 3405 Cottonwood Circle

Minutes: Meeting began at 6:32 pm

Roll call

Jeff Nieuwsma, Tabitha Butler, William Butler, Carl Mies

Todd- DRC Chair, 17 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

Treasurer Report

There are 7 overdue or delinquent accounts. May 1st a final notice will be sent to the outstanding annual dues accounts. If there is still no response, we will be turning collections over to the lawyer.

Are current lawyer is on maternity leave and her replacement is not up to speed with what has been going on. We will reach out to her this month to see if she is still interested in representing us. If not, we will have to find another firm.

*As a reminder, any fees acquired from using our lawyer to collect or enforce anything with a homeowner will be paid by the homeowner.

DRC

9365 Birch- shed approved

3345 Mourning Dove- deck approved

3425 Cottonwood Circle- driveway extension

3307 Birch- lattice work approved

3351 Mourning Dove- landscape approved

3407 Cottonwood Circle- deck approved

3560 Cottonwood Circle- railing approved

9350 Birch – playhouse approved

3371 Birch- driveway extension

The vote on the chicken wire had 19 No's & 35 yes for the update on the wording in the DRC doc. You do not have to submit a plan to install chicken wire, but please review the current DRC doc to make sure you are following the current guidelines.

We want to thank the owner of the 'yellow house' for showing up. There was some miscommunication with the painters and the DRC is working with that homeowner on ways we can resolve the issue.

Per our covenants, all landscape must be completed and maintained within 24 months of property ownership. The DRC & the Enforcement committee will be working together to see that these lots are finished.

Enforcement

Between 3/14/16-4/18/16 7 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 may 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: board@rinnvalleyranch.org. 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.**

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"** The conversation was had that his trash cans could be seen and therefore the violation is still open and all fines will be enforced. The suggestion was made to put up a privacy fence- that complies with the DRC guidelines and approvals.

Enforcement will also be sending violations to residents with weeds in the rocks, mulched areas with weed block showing through and weeds along the fence line. Paint notices have gone out as well.

Open Floor

***Community Garage Sale-** Friday/Saturday- May 13th-14th from 8am-12pm. The HOA will post signs & adds to advertise this annual event. (You may have a garage sale at any time; you do not need approval from the HOA. This community garage sale is our annual event.)

Carl will communicate with Wards about the weeds especially in the ditch areas along CR18. Please let us know if Wards is leaving out any areas when they mow.

Renee updated the Covenant Documents into a DOC form. This will allow the HOA to update our covenants to be in compliance with current laws. We will be reviewing the entire doc. The community will have to vote on the updates in order for us to move forward with filing.

We are asking for anyone in the community with building experience to help with installing a sign at the South entrance. Rick McCaskill has bid out the job & the stone company will hang it. We just need people to help with the installation of the posts. If you are interested in volunteering or bidding out the job, please contact the board.

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. 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 by informing every driver in your home.

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 they 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 May 17th, 6:30-8:00pm

www.rinnvalleyranch.org

Meeting adjourned at 8:00pm.

www.frederickco.gov

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