

Minutes of the Regular Meeting of the Rinn Valley Ranch Homeowners Association

Location: 3325 Birch Road

September 27, 2016

Proof of Meeting Notice: Meeting Notice was posted on website and emailed to all registered property owners.

Board Members Present: Carl Mies-Vice President, Dave Papini-Board Member, Traci Taylor-Treasurer, Nancy Stafford-Secretary

Board Member Absent: Jeff Nieuwma-President

Committee Members Present: Todd Grivetti,-DRC Committee, Representative-Enforcement Committee, Dave Papini – Community Improvement Committee

Residents in Attendance: 17

Call to Order:

The meeting was called to order by Vice President Carl Mies at 6:36 P.M.

1. Approval of Minutes:

Minutes from the August 24, 2016 Regular Meeting were posted on September 18, 2016. The minutes were unanimously approved by the Board.

2. Treasurer's Report:

Accounts Receivable = \$1275

Reserve Account = \$60,000 (\$20,000 applied to operational expenses year-to-date in 2016

Pump Fund = \$15,000

MM = \$14,423

Landscaping Bill in addition to annual contact = \$3,200

The 2016 landscaping contract with Ward's expires in November. Dave and Carl will begin preparation of the 2017 contract.

3. DRC Committee

The DRC Guidelines were updated with a few minor changes. Residents should review the changes if planning to change their landscaping or home exterior. This includes out-buildings and fences.

Some home exteriors are faded and need to be repainted. Todd will notify affected residents. If there is no change in exterior colors, residents do not need Committee approval to repaint.

Todd Grivetti, DRC Committee Chairperson, reported that five submittals were received in September:

- 3390 Homestead – Request to add fence and trees. Approved.
- 3436 Redhawk Lane – Home plans submitted. Approved.
- 3352 Mourning Dove – Request for landscaping, trees and fence. Approved.
- 3349 Mourning Dove – Request to add fire pit. Approved.

- 9380 Cottonwood – Request to add shed. Approved.

4. Enforcement Committee

Representative for the Enforcement Committee stated that 27 notifications were issued to homeowners. The notifications were for excessive weeds, landscaping issues and backyard chickens.

A number of homeowners present requested more detailed information on notices, especially on the location of weeds. The Board agreed that information on location of excessive weeds would be included in future notices.

5. Community Improvement:

- **Actual to Budget Report:** It was suggested to the Board that detailed actual expenses compared to the budget should be included in the minutes. This would make homeowners more aware of where/how their annual dues are spent and where there are shortfalls. The Board agreed that this information should be included in future minutes.
- **South Entrance Signage:** The town of Frederick has no issue with the removal of the island. The Board decided to hold off on any action until the Town paves Bella Rosa; the island would be removed and the street repaved at that time. Carl will ask Ralph to discuss this issue with the Mayor. It was suggested to the Board that the island does prevent cars from sliding into the opposite lane when the roads are icy. The Board will continue discussion of the removal of the island.
- **Landscaping:** Dave Papini pointed out that the common areas of the development have been neglected for the past few years, and that it has taken some extra expense in 2016 to get them into good condition. These additional landscaping projects have been in excess of the landscape budget. Dave will also ask Wards about reducing the frequency of irrigating the park now that we are in autumn.
Once again the Board expressed its concern that irrigation of the park will be the financial responsibility of the HOA on 2017. There are insufficient funds in the current budget to pay this extra expense, estimated at \$1200 per month. It is likely the homeowners will be asked to approve an increase in annual HOA dues in 2017 or a special assessment will be required.
- **NE Drainage Ditch:** The Town has removed all materials from the drainage ditch. The water flow is much improved. Dave will ask the Town to spray for mosquitos.

6. Old Business:

- **Gas Well Removal:** Crestone Peak will plug and abandon the gas well adjacent to the park. Jeff Nieuwma met with representatives of the company. All visible evidence of the well will be removed and the area will be reseeded. The project is scheduled to begin in mid-November. It was noted that it is important for Crestone to notify the community with the scope of work, the hours of operation and routes they will use in and out of the community before the work begins. Crestone will be asked to prepare an announcement for all homeowners and Carl will distribute via email.
- **Picnic Table Damage:** The park picnic table has been seriously vandalized and is no longer usable. The table belongs to the Town as part of the park. The Board agreed that the Town should be notified; Traci Taylor stated she would make the notification.

- **HOA Covenants:** The Board decided to table changes to the covenants until 2017 when a new Board will be in place. It takes two thirds majority of community homeowners to approve changes.
- **No motorized vehicles signage:** The bid from the Town was \$600 to prepare and install two additional “No Motorized Vehicles” signs. This bid was higher than expected. Traci will get a bid for two signs and community volunteers will install them.
- **No Soliciting Signs:** The Town has no objection to the addition of “No Soliciting” signs to be posted at the entrances of our community. Shannon Schnell volunteered to price signage.

7. Open Floor:

- **Bunco:** Ladies Bunco has begun. If you would like to be on the notification list, give your email address to Cindy Mies at cindy@snohomies.com.
- **Mail Service:** A number of homeowners complained about missing mail, receiving other homeowner’s mail, and general poor service by the postal delivery workers. Some residents have complained to the post office. Unhappy residents are encouraged to complain directly to the Postmaster.
- **On-Street Parking:** One resident complained that the neighbor across the street has cars parked on the street 24/7. This interferes with his access to his driveway. Upon review of the covenants, there are no restrictions on on-street parking. This may be an issue to address in 2017 when the covenants are reviewed.

Adjournment: The meeting was adjourned at 8:15 P.M.

Next Meeting: Tuesday, November 1, 2016 at 6:30 PM at Carl’s home located at 3325 Birch Road.

Important Community Reminders

- The community speed limit is **25 MPH**. Please observe the limit.
- All dogs must be kept on a leash when outside of your fenced yard. This is an ordinance for the Town of Frederick. You can read the full ordinance at: <http://www.codepublishing.com/CO/Frederick/?FrederickNT.html>.
- **Please do not leave dog waste on the walking trail or any of the community common areas.** It is the owner’s responsibility to pick up after your dog at all times.
- Motorized vehicles are not allowed to travel along the ditch behind the homes along Cottonwood Circle and Homestead.
- If landscaping or other materials must be left on the road overnight, please clearly mark the piles. It can be difficult to see the piles when walking or running on the roads after dark. We have had an incident where someone was hurt due to unmarked materials that could not be seen.