

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

Location: 3325 Birch Road

December 13, 2016

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

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

**Board Members Absent:** None

**Committee Members Present:** Todd Grivetti,-DRC Committee, Representative-Enforcement Committee

**Residents in Attendance:** 5

## Call to Order:

The meeting was called to order by Board president Jeff Nieuwma at 6:32 P.M.

### 1. Approval of Minutes:

Minutes from Board meetings held on September 27, 2016 and November 1, 2016 were reviewed by the Board and approved unanimously.

### 2. Annual Meeting- 2017 Budget and election of HOA Board members.

This was the annual HOA meeting and community members were asked to submit their ballots to fill two vacant Board seats and to pass the proposed 2017 budget. A committee was appointed by Jeff Nieuwma to count the ballots. The results of the balloting are as follows:

The 2017 budget was passed with a 17 to 3 vote.

Board Members:

Carl Mies – 15 votes

Jeff Nieuwma – 2 votes

Jackie Sexson – 2 votes

Shannon Schnell – 2 votes

Kristi Koenen – 2 votes

Andy Jacoby – 1 vote

There was a three way tie with 3 persons receiving two votes apiece. Per the HOA by laws the Board is responsible to appoint persons to the Board in the event of a tie vote. Shannon Schnell was appointed by unanimous vote for a two year term. Jackie Sexson and Kristen Koen will be offered a Board position if/when a vacancy occurs.

### 3. Treasurer's Report:

- Accounts Receivable = \$1275
- Accounts Payable = \$0
- Reserve Account = \$60,024 (\$20,000 applied to operational expenses year-to-date in 2016)
- Pump Fund = \$15,000
- Checking Account = \$5853.65

HOA Water Rates for 2017: Traci Taylor, Treasurer, informed the Board that Left Hand Water has notified the HOA that based on water usage for 2015 & 2016; the HOA will be charged an excess water fee rate in 2017.

### 4. 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 there were no requests made to the DRC committee in since the last report in November.

In order to facilitate the processing of future requests, Todd presented a proposal form that would be required for all future requests. The form will be made available on the website. The form would standardize the information provided by homeowners and make the request processing easier and faster. The Board will review the form again after a few changes have been completed and the form is ready for posting to the website.

#### 5. **Enforcement Committee**

No letters were issued by the Enforcement Committee since the last report in November.

#### 6. **Community Improvement:**

- **2017 Landscaping Contract:** The Board will prepare a Request for Proposals (RFP) for the 2017 landscaping season.

#### 7. **Old Business:**

- **Gas Well Removal:** Crestone Peak had no update on the timing of the removal of the gas well.
- **Picnic Table Damage:** The picnic table has been replaced by the Town.
- **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.

#### 8. **Appointment of Board positions for 2017:** The Board approved members to the following positions:

Carl Mies – President  
Shannon Schnell – Vice President  
Nancy Stafford – Secretary  
Traci Taylor – Treasurer  
Jeff Nieusma – Board Member-at-Large

#### 9. **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](mailto:cindy@snohomies.com).

**Adjournment:** The meeting was adjourned at 7:40 P.M.

The January monthly meeting of the HOA Board will be held on Tuesday, January 17, 2017 at 6:30 PM. The meeting will be held at Carl's home located at 3325 Birch Road. All homeowners are encouraged to attend.

### **Important Community Reminders**

- The community speed limit is **25 MPH**. Please observe the limit.
- All dogs must be kept on a leash and under your control 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.

- Beginning in 2017 homeowners will not be allowed to throw yard waste over the fence into the open areas.