

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

Location: Rinn Valley Ranch Park

August 24, 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, Shannon Schnell-Enforcement Committee, Dave Papini – Community Improvement Committee

Residents in Attendance: 7

1. Call to Order:

The meeting was called to order by Vice President Carl Mies at 6:40 P.M.

2. Approval of Minutes:

July 26, 2016 Regular Meeting: The minutes were unanimously approved.

3. Treasurer's Report:

No outstanding annual dues.

One resident is at the attorney for further collection. Todd Grivetti will contact the resident to try to resolve this issue.

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 two submittals were received in August:

- a. 3535 Cottonwood Cir. –Landscaping upgrade. Reviewed and approved 8/22/2016. Notification sent to homeowner.
- b. 3481 Cottonwood Cr. – Request/notification for shed on NE corner of lot-pending shed specs to review/approve.

Update on previous submissions:

- a. 3304 Birch-Landscaping 99% complete. White vinyl fence in original plan, not yet installed. Landscaping looks good.

- b. 3520 Cottonwood Cir.-Garage addition. Structure up, roof complete, adding exterior barrier, waiting for siding install.

5. Enforcement Committee

No report. Shannon presented a new enforcement letter to notify residents of covenant violations. Board members will review and advise of changes or approve.

6. Community Improvement:

- **Ditch Liner Removal:** The liner has been removed. The liner was cleaned and donated to local farms for reuse. One homeowner wished to retain the liner behind his fence. He was emailed notification that the maintenance of the remaining liner is his responsibility.
- **South Entrance Signage:** The town of Frederick has no issue with the removal of the island. The City will require that the area be repaved per city asphalt standards. They also would like it repave to the middle of Bella Rosa Parkway. Dave will approach the town to add the repaving to their schedule to insure the paving meets their standard, and bill the HOA for the work. He will negotiate to limit the HOA's reimbursement responsibility to the island area only.
- **Landscaping:** Dave Papini continues to work with Ward's Landscaping to address problem areas throughout the neighborhood. They have mowed the ditch and park areas. Trees were trimmed that had low lying branches. He will ask Wards to address leaking irrigation system boxes located at the entrance of the walking path.
- **NE Drainage Ditch:** The town has begun clearing the ditch area. The HOA is responsible for removing the vegetation along the sides, which we have not been able to do due to the condition of the ditch. Dave will discuss cost sharing with the town, as the delay, caused by the town, has increased the cost of the vegetation removal.

7. Open Floor:

- **Damage to Park Picnic Table:** The severe damage to the picnic table will be reported to the Town of Frederick Police Department. The park is a public park and therefore and investigation of who caused the damage is their responsibility. Board members will turn over all information they have received to the police.
- **Birch Road Drainage Dispute:** Two homeowners are involved in a dispute over water drainage. The Board will invite both parties to attend the next community meeting in an effort to work out an agreement.
- **Godding Ditch:** A resident asked if the amount/depth of water flowing through the ditch has changed. The Board was not aware of any changes to the water schedule. Dave Papini will follow-up with the ditch company.
- **2017 Budget Increase:** Lennar is no longer responsible for the irrigation of the park. This expense is now the responsibility of the HOA. The Board discussed the possibility of an increase in homeowner fees for 2017 to cover this cost. Traci Taylor will try to get an estimate from the city for the cost of irrigating the park.
- **Ditch Dispute:** A new homeowner asked for clarification on the covenant requirements for the material on the bottom of the drainage ditch in front of his home. His neighbor claims that the concrete at the bottom of the ditch is out of compliance with the covenants and that it is causing dirt to back up into the neighbor's portion of the ditch.

Carl Mies commented that the concrete was in compliance with the covenants and was previously approved by the Board.

Adjournment: The meeting was adjourned at 7:45 P.M.

Next Meeting: Tuesday, September 27, 2016 at 6:30 PM at the Rinn Valley Ranch Park (weather permitting) or at Carl's home located at 3325 Birch Road.

Important Community Reminders

- The community speed limit is **25 MPH**. The safety of all residents is everyone's concern.
- 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>
- 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.