

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

Location: 3325 Birch Road

November 1, 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, Nancy Stafford-Secretary

Board Member Absent: Dave Papini-Board Member

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

Residents in Attendance: 6

Call to Order:

The meeting was called to order by vice president Carl Mies at 6:33 P.M.

1. Approval of Minutes:

Minutes from the September 27, 2016 Regular Meeting had not been posted. The minutes will be reviewed by the Board at the next meeting.

2. 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 = \$6,300

Year to Date landscaping costs in addition to annual contract = \$3,200

The 2016 landscaping contract with Ward's expires in November. Dave and Carl will begin preparation of the 2017 contract. Gary Crystal volunteered to monitor the lawn maintenance contract in 2017.

Proposed 2017 Budget: Carl Mies and Traci Taylor presented the proposed 2017 budget to all in attendance. Extensive discussion followed the presentation. It was decided that the proposed budget would be presented to the Homeowners for approval at the annual meeting to be held December 13, 2016.

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 October:

- 3560 Rinn Valley Drive – Request to remove old wooden fence and replace it with a stone wall, the max height will be no more than six feet. Approved.
- 3560 Cottonwood Circle –Request for installation of in-ground pool, retaining wall, additional concrete and concrete pad for garage. DRC met with homeowners. Approved with the following requirement: ensure liability and casualty insurance by owners and indemnification of association. All improvements will be permitted by the City of Frederick and homeowners must maintain 70% live vegetation.
- 9375 Homestead – Request to add 10x12 foot shed in back yard along NW corner. Shed will be painted to match the house. Approved.
- 3307 Birch Road – Request to add electrical line in attic. This improvement does not require DRC approval. Owner did have to get Town permit.
- 3305 Birch Road –Request to strip and retain back deck due to fading and peeling. Plan for front porch steps and rails to be redesigned and to repaint house using same color scheme. Work will be completed in Spring, 2017. Approved.

4. Enforcement Committee

Six letters were issued for weeds, landscaping issues and chickens. Two letters were second notices and contained a \$25.00 fine.

5. Community Improvement:

- **South Entrance Signage:** At issue is the removal of the island at the south entrance to the community. The Board decided to table this issue until 2017 when a new Board will be in place.
- **Community Signage:** The Board approved the purchase of four “No Motorized Vehicles” signs and three “No Soliciting” signs. The Board will ask for volunteers to install the signs. \$200 was approved for installation materials. The motion was carried unanimously.

6. Old Business:

- **Gas Well Removal:** Crestone Peak will plug and abandon the gas well adjacent to the park. Jeff Nieusma met with representatives of the company. All visible evidence of the well will be removed and the area will be reseeded. 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 equipment. In order for the City Manager’s office to replace the table, a vandalism report needed to be filed with the police department. Carl volunteered to file the police report.
- **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.

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.

Adjournment: The meeting was adjourned at 7:52 P.M.

HOA Annual Meeting: Tuesday, December 13, 2016 at 6:30 PM at Carl's home located at 3325 Birch Road. All homeowners are encouraged to attend. Please bring the ballot you received via email to the meeting.

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.