

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

Location: 3325 Birch Road

January 17, 2017

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

Board Members Present: Carl Mies-President, Shannon Schnell-Vice President, Traci Taylor-Treasurer, Nancy Stafford-Secretary

Board Members Absent: Jeff Nieusma-Community Improvement

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

Residents in Attendance: 17

Call to Order: The meeting was called to order by Board president Carl Mies at 6:32 P.M.

Guest Speaker: Officer Jerry Bakes, officer with the Town of Frederick Police Department, was invited to speak on the recent "vehicle trespass" incidents that have occurred throughout the community. Officer Bakes stated that numerous neighborhoods along County Road 7 have had similar incidents. The Police Department feels that all of the incidents have been committed by the same group of people; the police know who the suspects are and have them under surveillance while they collect further evidence. There have been seven incidents reported, but there were likely more that have gone unreported. In all cases, the vehicles were unlocked. These are clearly incidents where an easy "opportunity" was given to the thieves. Items taken were cash, credit cards, designer sunglasses, etc. Officer Bakes repeatedly requested that everyone keep their vehicles locked and garages closed.

The Best Advice Officer Bakes Had For Homeowners: Eliminate Opportunity!

- Make sure all vehicles that are left outside overnight are locked. Remember, if you have a garage door opener in your unlocked vehicle you offer the opportunity for thieves to enter your home through the garage.
- Leave all of your exterior lights on all night. Replace bulbs if needed and install more fixtures if areas around your house are unlit.
- Consider installing cameras around your home. Many inexpensive systems are now available.
- Park your vehicles in the garage if at all possible.
- Check to make sure you have closed the garage door before going to bed.
- Always lock the door between the garage and the house in the evening.

1. Approval of Minutes:

Minutes from the HOA Board meeting held on December 13, 2016 were reviewed by the Board and approved unanimously.

- 2. Next Board Meeting:** The February monthly meeting of the HOA Board will be held on Tuesday, February 21, 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.

3. Treasurer's Report:

Ordinary Income/Expense		2017 Budget	Year to Last Month	This Month	Notes For this month
Income					
	Dues	\$51,800.00		\$17,500.00	
	Fees	\$200.00		\$0.00	
	Interest	\$25.00		\$0.00	
	Late Fees	\$500.00		\$0.00	
	Transfer Fees	\$500.00		\$0.00	
Total Income		\$53,025.00		\$17,500.00	
Expense					
	DORA				
	Insurance - Liability Insurance	\$150.00			
	Landscaping				
	Community Clean up	\$1,300.00			
	Maintainence	\$13,000.00		\$449.99	Edge Quarterly Mtnce
	Mowing	\$20,000.00			
	Snow Removal	\$600.00			
	Sprinkler Repair	\$500.00			
	Total Landscaping	\$35,400.00		\$449.99	
	P.O. BOX	\$82.00			
	Postage and Delivery	\$200.00			
	Legal Fees	\$800.00			
	Supplies (Paper, Ink . . etc)			\$80.00	Ink for Printer
	Repairs				
	Community Improvements	\$0.00			
	Secretary of State	\$10.00			
	Utilities				
	Gas & Electric	\$2,800.00		\$182.19	
	Water	\$13,000.00		\$243.97	
	Total Utilities	\$15,800.00		\$426.16	
	Web Site	\$15.00			
Total Expenses		\$52,457.00		\$956.15	
Account Balances					
	Accounts Payable	\$0.00		\$0.00	
	Accounts Receivable	\$1,275.00		\$31,975.00	
	First Bank (Money Market)	\$60,024.11		\$60,067.45	
	Pump Balance	\$15,000.00		\$15,000.00	
	First Bank (Liquid Assets)	\$5,875.68		\$23,590.91	

4. DRC Committee

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

Todd Grivetti, DRC Committee Chairperson, reported that there was one request made to the DRC committee since the last report in November:

- 3352 Mourning Dove Court- addition of covered patio on back of house-approved

Todd announced that he is resigning from his position as DRC committee chairperson because he is moving out of the community. The committee received 37 requests for project approvals last year. Todd stated that serving on the committee is not very time consuming as most requests are routine. **The Board would like to hear from anyone who is interested in serving on the DRC committee.**

5. Enforcement Committee

Notices were issued for trash cans that were not removed from the street timely after pickup or were incorrectly stored. Notices for too many trailers stored in yards were also issued.

There was discussion regarding vehicles speeding through the neighborhood. Efforts will be made to get the speed limit trailer from the Town as a reminder to community members.

Safety Alert: Do you park at the bus stop and wait for the school bus? Please park at least two car lengths from the stop signs so cars can have an unobstructed view of the intersection.

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 has begun the removal of the gas well that is adjacent to the park.
- **Community Water Pumps:** The HOA will check the level of the pump floats before continuing discussion of this issue with the Town.

8. Open Floor:

- **HOA Checking Account Signatures:** Traci Taylor, Treasurer requested that Shannon Schnell, Vice President replace Jeff Nieusma on HOA checking account signature card. Jeff is moving from the area.
- **Dog Park:** It was suggested that the Board consider the installation of a dog park. This suggestion had been considered by previous Boards, it was rejected because the most appropriate locations are owned by the Town and would require Town approval.
- **Neighborhood Garage Sale:** A request was made to move the date of the annual garage sale to later in May. Jeanice Hansen volunteered to be the garage sale chairperson to get the sale better organized. It was also suggested that a second sale be held in fall.
- **Chicken Keeping:** A community member asked if chicken coops were allowed within the community. The HOA covenants do not allow chickens to be kept in the community. This covenant could be changed with a two-thirds vote of the all of the homeowners.
- **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 7:55 P.M.

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