

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

Location: 3325 Birch Road

February 21, 2017

Proof of Meeting Notice: The meeting notice was posted on the website.

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

Board Members Absent: None

Committee Members Present: Jeff Nieusma-Community Improvement Committee, Todd Grivetti-DRC Committee, Representative-Enforcement Committee

Residents in Attendance: 2

Call to Order: The meeting was called to order by Board president Carl Mies at 6:39 P.M.

1. Approval of Minutes:

Minutes from the HOA Board meeting held on January 17, 2017 were reviewed by the Board and approved unanimously.

2. Next Board Meeting:

The next meeting of the HOA Board will be held on Tuesday, March 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	February	Year to Date	Notes For this month
Income					
	Dues	\$51,800	\$26,520.00	\$44,020.00	
	Fines	\$200	\$0.00	\$0.00	
	Interest	\$25	\$0.00	\$0.00	
	Late Fees	\$500	\$50.00	\$50.00	
	Transfer Fees	\$500	\$225.00	\$225.00	
Total Income		\$53,025	\$26,795.00	\$44,295.00	
Expense					
	DORA		\$0.00	\$0.00	
	Insurance - Liability Insurance	\$150	\$0.00	\$0.00	
	Landscaping				
	Community Clean up	\$1,300	\$0.00	\$0.00	
	Maintenance	\$13,000	\$0.00	\$449.99	
	Mowing	\$20,000	\$0.00	\$0.00	
	Snow Removal	\$600	\$0.00	\$0.00	
	Sprinkler Repair	\$500	\$0.00	\$0.00	
	Total Landscaping	\$35,400	\$0.00	\$449.99	
	P.O. BOX	\$82		\$0.00	
	Postage and Delivery	\$200		\$0.00	
	Legal Fees	\$800		\$0.00	

	Supplies (Paper, Ink . . etc)			\$80.00	
	Repairs				
	Community Improvements	\$0	\$136.94	\$136.94	No Soliciting/Motor Vehicle Signs
	Secretary of State	\$10	\$10.00	\$10.00	
	Utilities				
	Gas & Electric	\$2,800	\$166.11	\$348.30	
	Water	\$13,000	\$53.47	\$297.44	
	Total Utilities	\$15,800	\$219.58	\$645.74	
	Web Site	\$15		\$0.00	
	Total Expenses	\$52,457	\$366.52	\$1,242.67	
	Account Balances				
	Accounts Payable	\$0.00			
	Accounts Receivable	\$1,275.00			
	First Bank (Money Market)	\$60,024.11			
	Pump Balance	\$15,000.00			
	First Bank (Liquid Assets)	\$5,875.68			

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 the following three requests were made to the DRC committee since the last report:

- 3436 Red Hawk Ct. - New submission for home build by Calbuilt LLC. I am currently reviewing the plans this week.
- 3352 Mourning Dove - Additional Pergola over hot tub area behind garage and enclosed area. Approved 2/14/17. Previous Patio cover off back of house - Complete.
- 3340 Birch - Addition of Green House - Approved 2/14/17.

Todd announced that he is resigning from his position as DRC committee chairperson because he is moving out of the community. The Board wishes to thank Todd for the excellent job he has done, his efforts on behalf of the community are deeply appreciated. Jeremy Brown has accepted the position as DRC committee chairperson. The Board wishes to extend a warm welcome to Jeremy and will do all it can to support him in his new position.

5. Enforcement Committee:

The enforcement committee issued no notices since the last Board meeting.

6. Community Improvement:

- **2017 Landscaping Contract:** After much discussion, it was decided that the Board will sign a one year contract with Ward's Landscaping for 2017. The Board will ask that Ward's does not perform any work outside of the routine landscape maintenance without Board approval. This will allow the Board to develop a more detailed scope of work so that open bids may be requested for the 2018 landscape season.
- The stop sign on Willow is missing. This has been reported to the Town of Frederick.

7. Old Business:

- **Gas Well Removal:** Crestone Peak has completed the removal of the gas well that is adjacent to the park.

8. Open Floor:

- No new issues were presented.
- **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 8:13 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.

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.