

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

Location: 3325 Birch Road

March 21, 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, Jeff Nieuwsma-Community Improvement Committee

**Board Members Absent:** None

**Committee Members Present:** Jeremy Brown-DRC Committee, Representative-Enforcement Committee

**Residents in Attendance:** 8

**Call to Order:** The meeting was called to order by Board president Carl Mies at 6:37 P.M.

**1. Approval of Minutes:**

Minutes from the HOA Board meeting held on February 21, 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, April 18, 2017 at 6:30 PM. The meeting will be held at Shannon's home located at 3312 Birch Road. All homeowners are encouraged to attend.

**3. Treasurer's Report:**

Traci Taylor, treasurer informed the Board that she is moving from the community. The Board will begin the search for a new treasurer immediately.

Ordinary Income/Expense		2017 Budget	March	Year to Date	Notes For this month
Income					
	Dues	\$51,800	\$2,100.00	\$45,500.00	
	Fines	\$200	\$0.00	\$0.00	
	Interest	\$25	\$5.08	\$5.08	
	Late Fees	\$500	\$125.00	\$175.00	Dues Late Fees
	Transfer Fees	\$500	\$75.00	\$300.00	
Total Income		<b>\$53,025</b>	<b>\$2,305.08</b>	<b>\$45,980.08</b>	
Expense					
	DORA			\$0.00	
	Insurance - Liability Insurance	\$150	\$127.00	\$127.00	
	Landscaping				
	Community Clean up	\$1,300	\$0.00	\$0.00	
	Maintenance	\$13,000	\$449.99	\$899.98	Edge - DOS 02/22/2017
	Mowing	\$20,000	\$0.00	\$0.00	
	Snow Removal	\$600	\$0.00	\$0.00	
	Sprinkler Repair	\$500	\$0.00	\$0.00	
	Total Landscaping	<b>\$35,400</b>	<b>\$576.99</b>	<b>\$899.98</b>	
	Bank Service Charge		\$5.40		
	P.O. BOX	\$82	\$94.00	\$94.00	

	Postage and Delivery	\$200	\$0.00	\$0.00
	Legal Fees	\$800	\$0.00	\$0.00
	Supplies (Paper, Ink . . etc)		\$0.00	\$80.00
	Repairs			
	Community Improvements	\$0	\$0.00	\$136.94
	Secretary of State	\$10	\$0.00	\$10.00
	Utilities			
	Gas & Electric	\$2,800	\$143.06	\$491.36
	Water	\$13,000	\$53.47	\$350.91
	<b>Total Utilities</b>	<b>\$15,800</b>	<b>\$196.53</b>	<b>\$842.27</b>
	Web Site	\$15	\$0.00	\$0.00
	<b>Total Expenses</b>	<b>\$52,457</b>	<b>\$994.52</b>	<b>\$2,110.19</b>
	Account Balances			
	Accounts Payable	\$0.00	\$0.00	
	Accounts Receivable	\$1,275.00	\$4,250.00	
	First Bank (Money Market)	\$60,024.11	\$88,818.68	
	Pump Balance	\$15,000.00	\$15,000.00	
	First Bank (Liquid Assets)	\$5,875.68	\$22,352.15	

#### 4. DRC Committee:

Jeremy Brown, DRC Committee Chairperson, reported that the following requests were made to the DRC committee since the last report:

- 3436 Red Hawk Ct. - New submission for home build by Calbuilt LLC. Approved. Property under construction.
- 3507 Cottonwood – Request to move gate in back fence. Approved.
- 3307 Birch Road – Request to add trees in accordance to approved landscape plan. Approved.
- 3341 Birch Road – Request to add grill, fire pit, water feature in rear yard. Approved.
- 9415 Cottonwood Circle– Requested to install a pergola in rear yard. Request under review.

#### 5. Enforcement Committee:

The enforcement committee issued notices for the improper storage of trash cans and trailers stored in yards.

#### 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 motion was made and passed unanimously to sign the contract for 2017.
  - a. The Board will develop a more detailed scope of work so that open bids may be requested for the 2018 landscape season. Jackie Sexson volunteered to draft the Request for Proposals for 2018.
  - b. There was discussion on the condition of the exercise path and how much repair work is needed to maintain it in good condition.
- The Board would like to thank Ralph Walters for installing the “No Soliciting” and “No Motorized Vehicles” signs throughout the community.
- It was also discussed that homeowners cannot throw grass clippings into common areas. It attracts vols and snakes. If Ward’s Landscaping has to remove clippings, the homeowner will be billed.

**7. Old Business:**

- Carl requested Jeff and Dave to check the levels of the water pumps prior to the April Board meeting.
- Carl requested that Shannon and Nancy submit a biography for the HOA website.

**8. New Business:**

- Shannon and Nancy volunteered to provide contact information for a CPA firm that could complete the HOA tax return.

**9. Open Floor:**

- Vol boxes – the contract with Edge to control the vol population is in effect until mid-2017. At that time the effectiveness of the program will be evaluated.
- **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).
- **Rinn Valley Ranch Annual Garage Sale will be held Friday May 12<sup>th</sup> and Saturday May 13<sup>th</sup> from 8:00 AM to 2:00 PM. More news to come!**

**Adjournment:** The meeting was adjourned at 7:48 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.