

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

Location: 3312 Birch Road

April 18, 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: Jeremy Brown-DRC Committee

Committee Members Present: Representative-Enforcement Committee

Residents in Attendance: 8

Call to Order: The meeting was called to order by Board president Carl Mies at 6:43 P.M.

1. Approval of Minutes:

Minutes from the HOA Board meeting held on March 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, May 23, 2017 at 6:30 PM. The meeting will be held at Rinn Valley Park. All homeowners are encouraged to attend.

3. Treasurer's Report:

Traci Taylor, treasurer, resigned from the Board because she is moving from the community. Cathy Garcia was unanimously elected to the Board as treasurer.

Rinn Valley Ranch HOA 2017 Budget				
Ordinary Income/Expense	2017 Budget	April	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$1,050.00	\$46,550.00	
Fines	\$200	\$0.00	\$0.00	
Interest	\$25	\$10.58	\$15.66	
Late Fees	\$500	\$100.00	\$275.00	
Transfer Fees	\$500	\$0.00	\$300.00	
Total Income	\$53,025	\$1,160.58	\$47,140.66	
Expense				
DORA		\$0.00	\$0.00	
Insurance - Liability Insurance	\$150	\$0.00	\$127.00	
Landscaping				
Community Clean up	\$1,300	\$0.00	\$0.00	
Maintenance	\$13,000	\$457.00	\$1,356.98	1st mth Wards mtnce contract
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	\$457.00	\$1,356.98	
Bank Service Charge		\$0.00	\$8.00	
P.O. BOX	\$82	\$0.00	\$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		\$136.94
Secretary of State	\$10		\$10.00
Utilities			
Gas & Electric	\$2,800	\$100.49	\$591.85
Water	\$13,000	\$53.47	\$404.38
Total Utilities	\$15,800	\$153.96	\$996.23
Web Site	\$15		\$0.00
Total Expenses	\$52,457	\$610.96	\$2,809.15
Account Balances			
Accounts Payable	\$0.00	\$0.00	
Accounts Receivable	\$1,275.00	\$3,450.00	
First Bank (Money Market)	\$60,024.11	\$89,624.62	
Pump Balance	\$15,000.00	\$15,000.00	
First Bank (Liquid Assets)	\$5,875.68	\$21,741.40	

4. DRC Committee:

- **The following requests were submitted to the DRC Committee:**
 - 3150 Cottonwood Circle – request to install 10x12 garden shed – approved.
 - 3410 Cottonwood Circle- request to repaint house – approved.

5. Enforcement Committee:

- The enforcement committee issued five notices and one fine for the improper storage of trash cans and multiple trailers stored in yards.

6. Community Improvement:

- No new community improvement issues were discussed.

7. Old Business:

- Carl volunteered to assist Jeff in checking the levels of the water pumps prior to the May Board meeting.
- Carl requested that Shannon, Cathy and Nancy submit a biography for the HOA website.
- The community garage sale will be held on May 12th and 13th. Jeanice and John Hansen are chairpersons. They requested Board approval to price two large signs advertising the garage sale to be placed at the entrances to the community. The Board agreed they should proceed.

8. New Business:

- The tax returns for 2015 and 2016 are being prepared by a local CPA. Cathy volunteered to ask her CPA if they are able to audit the treasurer reports from 2013 to current. Due to misuse and excessive cost in prior years, the Board voted unanimously to cancel the spring dumpster rental.

9. Open Floor:

- John Hansen volunteered to price the cost of an engraved rock monument sign for the south entrance.

- **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.
- **Rinn Valley Ranch Annual Garage Sale will be held Friday May 12th and Saturday May 13th from 8:00 AM to 2:00 PM. More news to come!**

Adjournment: The meeting was adjourned at 7:56 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.
- Spring has arrived. In order to keep our community looking great, eliminate those weeds growing in the rocky areas around your home.

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.