

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

Location: 3312 Birch Road

May 23, 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, Nancy Stafford-Secretary

Board Members Absent: Kathy Garcia-Treasurer, Jeff Nieuwsma-Community Improvement Committee

Committee Members Present: Representative-Enforcement Committee

Committee Members Absent: Jeremy Brown-DRC Committee

Residents in Attendance: 4

Call to Order: The meeting was called to order by Board president Carl Mies at 6:38 P.M.

1. Approval of Minutes:

Minutes from the HOA Board meeting held on April 18, 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, June 20, 2017 at 6:30 PM. The meeting will be held at Rinn Valley Park. All homeowners are encouraged to attend.

3. Treasurer's Report:

Cathy Garcia, treasurer, was not present; the April financial report was reviewed by Carl Mies. To date, fifteen homeowners have not paid their annual dues.

Rinn Valley Ranch HOA 2017 Budget				
Ordinary Income/Expense	2017 Budget	May	Year to Date	Notes For this month
Income				
Dues	\$51,800		\$46,550.00	
Fines	\$200		\$0.00	
Interest	\$25		\$15.66	
Late Fees	\$500		\$275.00	
Transfer Fees	\$500		\$300.00	
Total Income	\$53,025	\$0.00	\$47,140.66	
Expense				
DORA			\$0.00	
Insurance - Liability Insurance	\$150		\$127.00	
Landscaping				
Community Clean up	\$1,300		\$0.00	
Maintenance	\$13,000		\$1,356.98	
Mowing	\$20,000		\$0.00	
Snow Removal	\$600		\$0.00	
Sprinkler Repair	\$500		\$0.00	
Total Landscaping	\$35,400	\$0.00	\$1,356.98	
Bank Service Charge				

P.O. BOX		\$82		\$94.00
Postage and Delivery		\$200		\$0.00
Legal Fees		\$800		\$0.00
Supplies (Paper, Ink . . etc)				\$80.00
Repairs				
	Community Improvements	\$0		\$136.94
Secretary of State		\$10		\$10.00
Utilities				
	Gas & Electric	\$2,800		\$591.85
Water		\$13,000		\$404.38
Total Utilities		\$15,800	\$0.00	\$996.23
Web Site		\$15		\$0.00
Total Expenses		\$52,457	\$0.00	\$2,721.15
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)		5875.68		

4. DRC Committee:

- **The following requests were submitted to the DRC Committee:**

- 3305 Birch – request to install garden shed and repaint house using current colors – under review.

5. Enforcement Committee:

- The enforcement committee issued thirty-seven notices and one fine for the improper storage of trash cans, weeds, abandoned cards 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 June Board meeting.
- Carl requested that Shannon, Cathy and Nancy submit a biography for the HOA website.
- The community garage sale was held on May 12th and 13th. The Board wishes to thank Jeanice and John Hansen for all of the work they did as chairpersons. The sale was successful; customers especially appreciated the printed maps with participating homes marked.

8. New Business:

- The HOA license renewal is due. Cathy volunteered to renew the license.
- John Hansen volunteered to discuss the possibility of installing park equipment for older kids with the Town of Frederick.
- The Board would like to review/update the HOA covenants. Carl will schedule a review session to begin the covenant review process in June.

9. Open Floor:

- John Hansen presented a design for the engraved rock sign to be installed at the south entrance to the community. The rock sign will cost \$5800; installation will be an additional cost or could be done with volunteers. The project was unanimously approved by the Board. Design below.
- John and Jeanice Hansen agreed to chair a fall Garage sale before school starts.
- **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 7:46 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.

Rock SOLID Signs
of Colorado, LLC

Greeley, CO 80631 Ph: 970-515-2785
"LIKE" us on Facebook
Email: rsocolo@outlook.com
Mike & Deb Mossburgh



72" x 72"

5" Thick

STATE TAX

\$ 4250 + 123.25 (2.9%)

350 Shipping

100 Delivery

TOTAL ⇒ \$ 4823.25

Notched Support
Rock.

SUPPORT ROCK
(NOTCHED)



SIDE VIEW