

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

Location: Rinn Valley Ranch Park

June 20, 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, Jeff Nieuwma-Community Improvement Committee

**Board Members Absent:** Kathy Garcia-Treasurer

**Committee Members Present:** Representative-Enforcement Committee

**Committee Members Absent:** Jeremy Brown-DRC Committee

**Residents in Attendance:** 10

**Call to Order:** The meeting was called to order by Board president Carl Mies at 6:34 P.M.

**1. Approval of Minutes:**

Minutes from the HOA Board meeting held on May 23, 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, July 18, 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; she has notified the Board that she will resign as treasurer due to an increase in professional responsibilities. An email was sent to all homeowners notifying them that a the Treasurer Board position was open. A monthly financial report was not available. To date, fifteen homeowners have not paid their annual dues.

**4. DRC Committee:**

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

- 3305 Birch Road – request to install garden shed and repaint house using current colors – approved.
- 3319 Birch Road – request to install pergola in yard – approved.
- 3345 Mourning Dove Court- request to approve landscaping plan- approved.
- 3535 Cottonwood Circle – request to approve exterior paint colors – approved.

**5. Enforcement Committee:**

- The enforcement committee issued fifty-six notices for weeds.

**6. Community Improvement:**

- John Hansen volunteered to discuss the possibility of installing park equipment for older kids with the Town of Frederick. The Town is reviewing open areas for possible improvement.
- John Hansen has contacted a vendor to make the stone sign for the south entrance. The vendor is waiting for a 50% down payment to begin the work. The Treasurer will be notified to issue the payment. John will also contact the Town to see if any permits are required for the installation.

**7. Old Business:**

- Carl volunteered to assist Jeff in checking the levels of the water pumps prior to the July Board meeting.
- Carl requested that Shannon and Nancy submit a biography for the HOA website.

- The HOA license renewal is due. Cathy volunteered to renew the license. The renewal is due July 17<sup>th</sup>.
- The Board would like to review/update the HOA covenants. Carl will schedule review sessions for Board member to begin the review process in June.

#### 8. New Business:

- Removal of the gas well near the park is completed.
- The following is a list of other policies that the HOA is required to have in place but have yet to be addressed:
  - Conflicts of interest
  - Conduct of meetings (Is what we have in the Bylaws sufficient?)
  - Inspection and copying of association records
  - Investment of reserve funds
  - Procedure for the adoption and amendment of policies, procedures and rules (Is what we have in the Bylaws sufficient?)
  - procedure for addressing disputes arising between the HOA and unit owners
  - reserve study funding

#### 9. Open Floor:

- National night out will be August 1st 6:00 - 8:00
- It was discussed that the contingency fund should be in an amount sufficient to replace both pumps if necessary. This proposal was approved unanimously by the Board. The Treasurer will be directed to move money from the saving account to the pump fund.
- It was proposed that the Board price out the installation of sensors in the irrigation system by Ward's landscaping. The irrigation system will not run when sufficient water is present in the ground.

**Adjournment:** The meeting was adjourned at 7:28 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 rocked 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.