

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

Location: Rinn Valley Ranch Park

July 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, Kathy Garcia-Treasurer, Nancy Stafford-Secretary

Board Members Absent: Jeremy Brown-DRC Committee, Jeff Nieuwsma-Community Improvement Committee

Committee Members Present: Representative-Enforcement Committee

Residents in Attendance: 12

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

- **Approval of Minutes:**

Minutes from the HOA Board meeting held on June 20, 2017 were reviewed by the Board and amended as of July 18, 2018. The sentence regarding the number of homeowners who had not paid their annual dues was removed from the minutes. The minutes were then approved unanimously.

- **Next Board Meeting:**

The next meeting of the HOA Board will be held on Tuesday, August 29, 2017 at 6:30 PM. The meeting will be held at Rinn Valley Park. All homeowners are encouraged to attend.

- **Treasurer's Report:**

Cathy Garcia had notified the Board that she will resign as treasurer due to an increase in professional responsibilities. Cathy did report that one fine had been paid. Gale Lenehan volunteered to fill the position of treasurer. She was approved unanimously by the Board.

Shannon Schnell reported that she had found a CPA firm who was willing to audit the HOA's financial records.

Rinn Valley Ranch HOA 2017 Budget				
Ordinary Income/Expense	2017 Budget	July	Year to Date	Notes For this month
Income				
Dues	\$51,800		\$46,550.00	
Fines	\$200		\$0.00	
Interest	\$25	\$6.22	\$34.62	Both accounts
Late Fees	\$500		\$275.00	
Transfer Fees	\$500		\$300.00	
Total Income	\$53,025	\$6.22	\$47,159.62	
Expense				
DORA			\$0.00	
Insurance - Liability Insurance	\$150		\$127.00	
Landscaping				
Community Clean up	\$1,300		\$0.00	
Maintenance	\$13,000		\$4,322.84	
Mowing	\$20,000	\$6,689.58	\$7,146.58	Ward Lawn
Snow Removal	\$600		\$0.00	
Sprinkler Repair	\$500		\$0.00	
Total Landscaping	\$35,400	\$6,689.58	\$11,469.42	

Bank Service Charge				
P.O. BOX	\$82		\$94.00	
Postage and Delivery	\$200		\$0.00	
Legal Fees	\$800	\$40.00	\$340.00	Dept of Regulatory
Supplies (Paper, Ink . . etc)			\$80.00	
Repairs				
Community Improvements	\$0		\$136.94	
Secretary of State	\$10		\$10.00	
Utilities				
Gas & Electric	\$2,800	\$207.97	\$1,165.12	
Water	\$13,000	\$1,292.96	\$3,620.24	
Total Utilities	\$15,800	\$1,500.93	\$4,785.36	
Web Site	\$15		\$0.00	
Total Expenses	\$52,457	\$8,230.51	\$16,962.72	
Account Balances				
Accounts Payable	\$0.00	\$8,230.51		
Accounts Receivable	\$1,275.00	\$6.22		
First Bank (Savings)	\$60,024.11	\$89,648.57		
Pump Balance	\$30,000.00	\$30,000.00		
First Bank (Checking\)	\$5,875.68	\$8,900.99		

- **DRC Committee:**
 - **The following requests were submitted to the DRC Committee:**
 - 9390 Homestead– request to expand deck – approved.
- **Enforcement Committee:**
 - The enforcement committee issued sixteen courtesy notices and ten fine letters as of June 26th. It was also suggested that the address of households who have received either a courtesy notice or a fine letter be published in the monthly minutes. The Board agreed to have further discussion of this issue.
- **Community Improvement:**
 - John Hansen reported that the Town will consider adding additional park equipment for older kids. The Town is reviewing open areas for the best location. The Town is also reviewing the request for the installation of a dog park. The Town would require signatures from all homeowners adjacent to the new location(s) prior to the installation of either project.
 - John Hansen also reported the Town has requested a copy of the design and the location information for the new stone sign to be located at the south entrance. The vendor has been paid the 50% down payment so that work on the sign can begin.
- **Old Business:**
 - Carl volunteered to assist Jeff in checking the levels of the water pumps prior to the August Board meeting.
 - Carl requested that Shannon, Gale and Nancy submit a biography for the HOA website.
 - Shannon has contacted the Town regarding dead tree removal along Bella Rosa Parkway.
 - Before her resignation as Treasurer, Cathy had renewed the HOA license and the RVR website address.

- The Board has reviewed the HOA covenants and has written updates. Carl recommended that these be reviewed by the HOA attorney. Once approved, redlined covenants can be sent to all homeowners. The following is a list of other policies that the HOA is required to have in place. Carl will contact the attorney to see if any of these items are addressed on the current HOA documents.
 - Conflict of interest policy
 - 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 homeowners
 - Reserve study funding

- **New Business:**
 - Jackie Sexson volunteered to prepare a Request for Pricing (RFP) for community landscaping services. If any homeowner knows of a company who might be interested in bidding this work, please notify the Board.
 - Carl will contact American Family to discuss the status of the HOA insurance policy.

- **Open Floor:**
 - No Board issues were discussed during open floor.

Adjournment: The meeting was adjourned at 7:38 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.
- In order to keep our community looking great, eliminate any 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.