

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

Location: Rinn Valley Ranch Park

August 29, 2017

Proof of Meeting Notice: The meeting notice was posted on the website and the on the RVR news bulletin board.

Board Members Present: Carl Mies-President, Shannon Schnell-Vice President, Nancy Stafford-Secretary

Board Members Absent: Gale Lenehan-Treasurer, Jeff Nieuwsma-Community Improvement Committee

Committee Members Present: Representative-Enforcement Committee

Residents in Attendance: 6

Call to Order: The meeting was called to order by Board president Carl Mies at 6:35 P.M.

- Approval of Minutes:**
Minutes from the HOA Board meeting held on July 18, 2017 were reviewed by the Board. The minutes were approved unanimously.
- Next Board Meeting:**
The next meeting of the HOA Board will be held on Tuesday, October 3, 2017 at 6:30 PM. The meeting will be held at Rinn Valley Park. All homeowners are encouraged to attend.
- Treasurer's Report:**
The RVR treasurer was not present. The July financial report was reviewed by Carl Mies. Shannon Schnell reported that she had found a CPA firm who was willing to audit the HOA's financial records. She will send the contact information to Carl.

Rinn Valley Ranch HOA 2017 Budget				
Ordinary Income/Expense	2017 Budget	August	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$90.64	\$47,690.64	United Power Capital Credit Refund
Fines	\$200	\$50.00	\$75.00	Weeds
Interest	\$25	\$7.20	\$47.48	
Late Fees	\$500	\$0.00	\$375.00	
Transfer Fees	\$500	\$175.00	\$700.00	
Total Income	\$53,025	\$322.84	\$48,888.12	
Expense				
DORA		\$0.00	\$0.00	
Insurance - Liability Insurance	\$150	\$0.00	\$127.00	
Landscaping				
Community Clean up	\$1,300		\$0.00	
Maintenance	\$13,000	\$457.00	\$4,779.84	Ward Lawn
Mowing	\$20,000	\$7,703.75	\$14,850.33	Ward Lawn
Snow Removal	\$600	\$0.00	\$0.00	
Sprinkler Repair	\$500	\$140.90	\$140.90	Ward Lawn
Total Landscaping	\$35,400	\$8,301.65	\$19,771.07	
Bank Service Charge (Activity)		\$15.00		
P.O. BOX	\$82		\$0.00	

Postage and Delivery	\$200		\$94.00	
Legal Fees	\$800	\$94.00	\$434.00	Flanders/Elsberg/Herber/Dunn LLC
Supplies (Paper, Ink . . etc)			\$90.00	
Repairs				
Community Improvements	\$0	\$0.00	\$136.94	
Secretary of State	\$10	\$0.00	\$0.00	
Utilities				
Gas & Electric	\$2,800	\$280.12	\$1,344.75	
Water	\$13,000	\$4,436.87	\$8,057.11	
Total Utilities	\$15,800	\$4,716.99	\$9,401.86	
Web Site	\$15	\$0.00	\$0.00	
Total Expenses	\$52,457	\$13,127.64	\$29,964.87	

Account Balances				
Accounts Payable	\$13,127.64			
Accounts Receivable	\$10,322.84			
First Bank (Savings)	\$79,655.69	10,000 to CK		
Pump Balance	\$30,000.00			
First Bank (Checking\)	\$6,139.07			

- **DRC Committee:**

The chairman of the DRC committee was not present. Two new members were appointed to the DRC committee: Gary Christson and Ralph Walters.

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

- 3300 Birch Road– request to plant six trees – approved.

- **Enforcement Committee:**

- The enforcement committee issued six courtesy notices and one fine letter as of August 29th.

- **Community Improvement:**

- Jeff Nieusma has resigned from the Community Improvement committee as he has moved from RVR. John Hansen volunteered to take the position. His position on the Board was unanimously approved.
- John Hansen reported that the Town is considering the installation of additional play equipment and a dog park. John stated he would invite a Town representative to the next Board meeting.
- John also discussed the conversion of the park’s irrigation system to potable water. He reported the Town is researching the connection point to see the conversion is possible.
- John Hansen also reported the Town has approved the location of the stone sign at the south entrance to the community. A 3x6 concrete pad is required for the installation.

- **Old Business:**

- Carl volunteered to assist Jeff in checking the levels of the water pumps prior to the August Board meeting. Upon inspection, the east pump required adjustment; Colorado Pump was called to make the repair. The pumps now appear to be in working order.
- Carl requested that Shannon and Nancy submit a biography for the HOA website.
- Shannon has contacted the Town regarding dead tree removal along Bella Rosa Parkway. They have not responded, she will contact them again.

- The Board has reviewed the HOA covenants and has written updates. Carl will get a quote from the lawyer for the review of the new covenants.
- 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:**
 - John reported that the second garage sale was successful. Jeanice is interested in holding a craft fair in the park. John will contact the Town to see if a permit is required. Jeanice is looking for volunteers to work on organizing future events.

Adjournment: The meeting was adjourned at 7:24 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.