

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

Location: Rinn Valley Ranch Park

October 3, 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, Gale Lenehan-Treasurer, John Hansen-Community Improvement Committee

Board Members Absent: Nancy Stafford-Secretary

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 6:33 P.M.

- **Approval of Minutes:**
Minutes from the HOA Board meeting held on August 29, 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, November 7, 2017 at 6:30 PM. The meeting will be held at the Lenehan home, located at 3481 Cottonwood Circle. All homeowners are encouraged to attend.
- **Treasurer's Report:**
The August financial report was reviewed by Gale Lenehan.

Rinn Valley Ranch HOA 2017 Budget				
Ordinary Income/Expense	2017 Budget	September	Year to Date	Notes For this month
Income				
Dues	\$51,800		\$47,690.64	
Fines	\$200		\$75.00	
Interest	\$25	\$7.18	\$54.66	
Late Fees	\$500		\$375.00	
Transfer Fees	\$500		\$700.00	
Total Income	\$53,025	\$7.18	\$48,895.30	
Expense				
DORA			\$0.00	
Insurance - Liability Insurance	\$150		\$127.00	
Landscaping				
Community Clean up	\$1,300		\$805.00	
Maintenance	\$13,000	\$906.99	\$5,686.83	Aug - Edge;; Oct. Maint - Ward
Mowing	\$20,000	\$2,832.00	\$17,682.33	Ward's Lawn Service for August
Snow Removal	\$600		\$261.76	
Sprinkler Repair	\$500	\$135.75	\$276.65	Ward - Irrigation/Sprinkler (2 Months)
Total Landscaping	\$35,400	\$3,874.74	\$24,712.57	

Bank Activity Charge		\$15.00	\$38.00
P.O. BOX	\$82		\$0.00
Postage and Delivery	\$200		\$94.00
Legal Fees	\$800		\$434.00
Supplies (Paper, Ink . . etc)			\$90.00
Repairs			
Community Improvements	\$0		\$136.94
Secretary of State	\$10		\$0.00
Utilities			
Gas & Electric	\$2,800	\$341.47	\$1,686.22
Water	\$13,000	\$4,409.17	\$12,466.28
Total Utilities	\$15,800	\$4,750.64	\$14,152.50
Web Site	\$15		\$0.00
Total Expenses	\$52,457	\$8,640.38	\$39,657.01
Accounts Payable	\$8,640.38		
Accounts Receivable	\$5,007.18		
First Bank (Savings)	\$74,661.72	5,000. to CK	
Pump Balance	\$30,000.00		
First Bank (Checking)	\$5,401.50		

- **DRC Committee:**
 - The chairman of the DRC committee was not present, no update was presented.
- **Enforcement Committee:**
 - No update from the Enforcement Committee was presented.
- **Community Improvement:**
 - The new community sign will be installed on Saturday, Oct. 7th.
 - Some community members have expressed interest in a community pool. The Board responded that if anyone want to propose a plan, the Board will vote on it. There are concerns about liability and cost of upkeep.
 - There was no update on the conversion of park irrigation to non-potable water.
 - Some community members expressed interest in a pond. The Board believes the stagnate water is more trouble than the pond.
 - John continues to talk with the city about expanding the park's play equipment.
 - John will invite a Town representative to attend the next community meeting.
- **Old Business:**
 - 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.
 - 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.

- 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:**
 - No new business items were discussed.
- **Open Floor:**
 - Shannon motioned that the contract with Edge be discontinued. This was unanimously approved by the Board. Gale will notify Edge.

Adjournment: The meeting was adjourned at 7:25 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.