

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

Location: Rinn Valley Ranch Park

November 7, 2017

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

**Board Members Present:** Shannon Schnell-Vice President, Gale Lenehan-Treasurer, Nancy Stafford-Secretary, John Hansen-Community Improvement

**Board Members Absent:** Carl Mies-President

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

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

**Residents in Attendance:** 13

**Call to Order:** The meeting was called to order by Board vice president Shannon Schnell at 6:35 P.M.

- **Approval of Minutes:**  
 Minutes from the HOA Board meeting held on October 5, 2017 were reviewed by the Board. The minutes were approved unanimously.  
 Minutes from the special HOA Board meeting held on October 20, 2017 to discuss the south entrance sign 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, December 5, 2017 at 6:30 PM. This will be the RVR annual homeowners meeting. The meeting will be held at the Lenehan home, located at 3481 Cottonwood Circle. All homeowners are encouraged to attend.
- **Treasurer's Report:**  
 The October financial report was reviewed by Gale Lenehan.

Rinn Valley Ranch HOA 2017 Budget				
Ordinary Income/Expense	2017 Budget	October	Year to Date	Notes For this month
<b>Income</b>				
Dues	\$51,800	\$350.00	\$48,040.64	
Fines	\$200		\$75.00	
Interest	\$25	\$5.88	\$60.54	from both Ck & Sa
Late Fees	\$500	\$50.00	\$425.00	
Transfer Fees	\$500	\$75.00	\$775.00	
<b>Total Income</b>	<b>\$53,025</b>	<b>\$480.88</b>	<b>\$49,376.18</b>	
<b>Expense</b>				
DORA			\$0.00	
Insurance - Liability Insurance	\$150		\$127.00	
<b>Landscaping</b>				
Community Clean up	\$1,300		\$805.00	
Maintenance	\$13,000	\$2,411.63	\$8,098.46	Balance on Homestead "Sign"
Mowing	\$20,000	\$3,156.00	<b>\$20,838.33</b>	Ward Lawn - for Sept

Snow Removal	\$600		\$261.76	
Sprinkler Repair	\$500		\$276.65	
<b>Total Landscaping</b>	<b>\$35,400</b>	<b>\$5,567.63</b>	<b>\$30,280.20</b>	
Bank Activity Charge		\$15.00	\$53.00	Balance less than 5000.
P.O. BOX	\$82		\$0.00	
Postage and Delivery	\$200		\$94.00	
Legal Fees	\$800	\$765.00	\$1,199.00	Flanders, Elsberg, Herber & Dunn
Supplies (Paper, Ink . . etc)			\$90.00	
Repairs				
Community Improvements	\$0		\$136.94	
Secretary of State	\$10		\$0.00	
Utilities				
Gas & Electric	\$2,800	\$351.06	\$2,037.28	United Power
Water	\$13,000	\$1,726.76	\$13,650.79	Left Hand Water
<b>Total Utilities</b>	<b>\$15,800</b>	<b>\$2,077.82</b>	<b>\$15,688.07</b>	
Web Site	\$15		\$0.00	
<b>Total Expenses</b>	<b>\$52,457</b>	<b>\$8,425.45</b>	<b>\$47,525.21</b>	
<b>Account Balances</b>				
Accounts Payable	\$8,425.45			
Accounts Receivable	\$16,480.88			
First Bank (Savings)	\$58,667.52	10,000. to Ck 6,000. to Ck	10/6/17 10/29/17	
Pump Balance	\$30,000.00			
First Bank (Checking)	\$9,753.03			

A resident suggested that the Board review the possibility of moving the Savings and Pump Accounts to a money market account or CD that would pay a higher interest rate. The Board agreed it would review these options.

- **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 results of the special community ballot regarding the south entrance sign were counted. The results are as follows:

- Should the installed sign remain or be removed?

Votes for it to be removed: 51

Votes for it to remain: 7

- Should the Board budget for a replacement sign in the 2018 budget?

Votes for Yes: 43

Votes for No: 14

- John is in discussion with the vendor who made the sign to see if it could be reused and a credit for its return given to the HOA. If those discussions are unproductive, the Board will try to find another solution so that the sign can be recycled. The sign will be removed professionally so that it is not destroyed in its removal.
  - There was no update on the conversion of park irrigation to non-potable water.
  - John continues to talk with the city about expanding the park's play equipment.
- **Old 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. Jackie was not present to provide an update.
- **New Business:**
    - Gale presented a proposed 2018 budget that includes the cost of a new south entrance sign for discussion. No increase in community dues will be required. It was discussed that a reduction in the maintenance line might be considered. Gale stated a final version of a proposed 2018 budget would be presented for a vote by the community prior to the next Board meeting.
    - Shannon announced that three Board seats are expiring 12/31/2017. Anyone interested in running for an open seat can notify the Board so that their name can be listed on the ballot. There will be lines on the ballot for write-in names as well. The existing Board members may elect to run for reelection.
    - In compliance with the RVR By-Laws, every household will be mailed a paper ballot to vote on the 2018 budget and Board elections.
- **Open Floor:**
    - The idea of moving the monthly Board meetings to a public space was discussed. A few suggestions were made as to locations that would not charge for the meeting space. Carbon Valley Library meeting rooms are booked and not available. It was also observed that having the meetings in the community made it easier for HOA members to attend.

**Adjournment:** The meeting was adjourned at 7:43 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.