

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

Location: Rinn Valley Ranch Park

September 25, 2018

Proof of Meeting Notice: The meeting notice was mailed to all registered homeowners, posted on the website and the on the RVR news bulletin boards.

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

Board Members Absent: John Hansen-Community Improvement

Committee Members Present: Representative-Enforcement Committee, Carl Mies-DRC Committee

Committee Members Absent: None

Residents in Attendance: 17

Call to Order: The meeting was called to order by Board president Shannon Schnell at 6:30 P.M.

- **Approval of Minutes:**
Minutes from the HOA Board meetings for July and August 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 6, 2018 at 6:30 PM. The meeting will be held at the home of Bob and Gale Lenehan, located at 3481 Cottonwood Circle. All homeowners are encouraged to attend.

Treasurer's Report:

Gale Lenehan presented the financial report as of August 31, 2018.

| Rinn Valley Ranch HOA 2018 Budget | | | | |
|--------------------------------------|-----------------|-----------------|--------------------|-------------------------|
| Ordinary Income/Expense | 2018 Budget | August | Year to Date | Notes For this month |
| Income | | | | |
| Dues | \$51,800 | | \$52,125.00 | |
| Fines | \$200 | \$15.00 | \$40.00 | Replaced Ck bank charge |
| Interest | \$50 | \$31.91 | \$402.33 | |
| Late Fees | \$500 | | \$875.00 | |
| Transfer Fees | \$500 | | \$525.00 | |
| Other | \$0 | \$67.63 | \$67.63 | United P Credit Refund |
| Total Income | \$53,050 | \$114.54 | \$54,034.96 | |

| | | | | |
|---------------------------|-----------------|-------------------|--------------------|---------------------------|
| Expense | | | | |
| DORA (HO Licence Renewal) | \$35 | | \$18.00 | |
| Insurance - Liability Ins | \$150 | | \$127.00 | |
| Landscaping | | | | |
| Community Clean up | \$1,000 | | \$41.95 | |
| Maintenance | \$8,000 | \$957.65 | \$3,242.65 | Ward-\$457. - Pump 500.65 |
| Mowing | \$22,000 | \$2,832.00 | \$8,496.00 | Fields 1,2,3,4,5 |
| Snow Removal | \$600 | | \$0.00 | |
| Sprinkler Repair | \$500 | | \$668.97 | |
| Total Landscaping | \$32,100 | \$3,789.65 | \$12,449.57 | |

| | | | | |
|--------------------------------|----------------|------------|-------------|-----------------------------|
| Bank Service Charge (Activity) | \$0 | \$15.00 | \$15.00 | Ck balance below 5,000. |
| P.O. BOX | \$82 | | \$102.00 | |
| Postage and Delivery | \$200 | | \$0.00 | |
| Legal Fees | \$1,000 | \$168.00 | \$343.00 | Penalties & Past Due Accts. |
| Supplies (Paper, Ink . . etc) | \$200 | | \$0.00 | |
| Community Improvements | \$0 | | \$0.00 | |
| Capital Improvement | | | | |
| | New Sign | \$6,000 | | \$0.00 |
| Secretary of State | \$10 | | \$0.00 | |
| Utilities | | | | |
| | Gas & Electric | \$2,800 | \$341.14 | \$1,751.75 |
| | Water | \$14,000 | \$2,978.50 | \$6,519.84 |
| Total Utilities | \$16,800 | \$3,319.64 | \$8,271.59 | |
| Web Site | \$15 | \$10.79 | \$10.79 | |
| Total Expenses | \$56,592.00 | \$7,303.08 | \$21,321.95 | |

Account Balances

| | | | |
|--|-----------------------|-------------|---------------------------------|
| | Accounts Payable | \$7,303.08 | |
| | Accounts Receivable | \$114.54 | |
| | Money Transferred | | |
| | First Bank (Checking) | 9,190.98 | As of 8/26/18 Bank Statement |
| | First Bank (Savings) | \$62,076.37 | As of 8/31/18 Bank Statement |
| | Pump Balance | \$30,000.00 | Not included in Savings Account |

- **DRC Committee:**

- The Board is looking for a homeowner to permanently chair the DRC committee. Any homeowner who is interested in chairing this committee is invited to contact the Board.
- DRC activity August 22nd through October 3rd:
 - 3371 Birch Rd- replace roof – request approved.
 - 9385 Cottonwood Circle- replace roof – approved.
 - 3325 Birch Rd- replace roof – approved.
 - 3390 Homestead –replace roof – approved.

- **Enforcement Committee:**

- Four courtesy letters were issued. No fine letters were issued.
- Reminder to all Homeowners: Homeowners are not allowed to throw yard waste over the fence into the open areas. The landscaping vendor will be asked to clean up the waste and the homeowner will be charged for the waste removal.
- Reminder to all Homeowners: The Enforcement Committee is issuing letters regarding weeds in rocked areas. In order to keep our community looking great, please eliminate any weeds growing in the rocked areas around your home.

- **Community Improvement:**

- South Entrance Sign Removal – The Board would like to thank all of the community members who generously donated their time to assist in the removal of the South Entrance sign. The benches they created are a nice enhancement to our community.

- **Old Business:**

- The agreement with the Town of Frederick for the HOA to take responsibility for the control of the park watering schedule has been signed by the Board.

- **New Business:**

- No new business was presented.
- **Open Floor:**
 - It was requested that the Board approach the Town about adding more bike racks at the park. Shannon agreed to speak with the Town.
 - 3310 Birch Road-homeowner submitted a written request for a waiver to the HOA restriction regarding the number of trailers allowed to be stored in the yard. The Board voted on the waiver request: three denials, one Board member abstained.
Homeowners interested in a change to the covenants to increase the number of vehicles allowed to be stored in yards were encouraged to petition the community. The covenants require an approval of two thirds of the community households (89 households) for a covenant revision.
- **Adjournment:** The meeting was adjourned at 7:31 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.
- Homeowners are not allowed to throw yard waste over the fence into the open areas. The landscaping vendor will be asked to clean up the waste and the homeowner will be charged for the waste removal.
- In order to keep our community looking great, please eliminate any weeds growing in the rocky areas around your home.