

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

Location: 3312 Birch Road

January 9, 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

Committee Members Absent: None

Residents in Attendance: 13

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

- **Approval of Minutes:**
Minutes from the HOA Board meeting held on December 5, 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, February 13, 2018 at 6:30 PM. The meeting will be held at the Schnell home, located at 3312 Birch Road. All homeowners are encouraged to attend.
- **Treasurer's Report:**
Gale Lenehan stated that annual dues invoices were mailed to all homeowners on December 1, 2018. As of January 8, 2018 seventy-three homeowners have paid their 2018 dues. Gale also distributed and reviewed the December financial report.

Rinn Valley Ranch HOA 2017 Budget				
Ordinary Income/Expense	2017 Budget	December	Year to Date	Notes For this month
Income				
Dues	\$51,800	\$10,850.00	\$59,240.64	2018 Dues (\$10,850.00)
Fines	\$200	\$50.00	\$125.00	
Interest	\$25	\$4.88	\$70.32	both accounts
Late Fees	\$500		\$425.00	
Transfer Fees	\$500	\$75.00	\$925.00	Dolecheck/Ivey
Total Income	\$53,025	\$10,979.88	\$60,785.96	
Expense				
DORA			\$0.00	
Insurance - Liability Insurance	\$150		\$127.00	
Landscaping				
Community Clean up	\$1,300	\$268.05	\$1,073.05	
Maintenance	\$13,000		\$8,098.46	
Mowing	\$20,000		\$21,561.33	
Snow Removal	\$600		\$261.76	
Sprinkler Repair	\$500		\$276.65	

Total Landscaping	\$35,400	\$268.05	\$31,271.25
Bank Service Charge	\$0		\$53.00
P.O. BOX	\$82		\$0.00
Postage and Delivery	\$200		\$192.00
Legal Fees	\$800		\$1,199.00
Supplies (Paper, Ink . . etc)	\$0		\$98.84
Repairs			
Community Improvements	\$0		\$136.94
Secretary of State	\$10		\$0.00
Utilities			
Gas & Electric	\$2,800	\$216.73	\$2,569.94
Water	\$13,000	\$56.70	\$13,755.45
Total Utilities	\$15,800	\$273.43	\$16,325.39
Web Site	\$15		\$0.00
Total Expenses	\$52,457	\$541.48	\$49,251.58
Account Balances			
Accounts Payable	\$541.48		
Accounts Receivable	\$10,979.88		
Transfer	\$10,850.00	from CK to SA	
First Bank (Savings)	\$39,527.12		
Pump Balance	\$30,000.00		
First Bank (Checking)	\$8,817.13		

- **DRC Committee:**

- The Board is looking for a homeowner to chair the DRC committee. Any homeowner who is interested in chairing this committee is invited to contact the Board.
- 9395 Cottonwood – request to replace the garage door – approved.
- 3342 Birch Road – request to modify landscaping– approved.
- 3346 Redhawk – request to modify landscaping – approved.
- 3385 –request for home addition-approved.

- **Enforcement Committee:**

- Two homeowners received a notice regarding storage of trash cans. One homeowner received a notice regarding too many trailers on property.

- **Community Improvement:**

- **South Entrance Sign Removal** - It was decided that the sign can be removed by community volunteers with rented equipment. The Board approved the rental of the equipment not to exceed \$500.00. Many homeowners have expressed interest in assisting with the removal of the sign. Please email the Board if you can volunteer. This project will be scheduled when weather permits.

- **South Entrance Sign Reuse Proposal** - Rick McCaskill suggested that when the south entrance sign is removed, it is cut into four sections, and with the addition of cinder blocks as a base, it be converted into four benches that can be placed throughout the community. This idea received much discussion; much interest was where the benches would be placed. Rick was asked to submit detailed drawings, estimated costs, and a map which indicates bench placement. When received, this information will be distributed to the community. Further discussion of the proposal will be scheduled for the February meeting.
- **South Entrance Sign Design Committee** - the Board is asking for volunteers to work on a proposal for a new south entrance sign. The committee will work on design and cost. The proposal will be submitted to the Board, and then sent for approval to all homeowners. If you are interested in working on this committee, please contact the Board.
- **Old Business:**
 - Jackie Sexson volunteered to prepare a Request for Pricing (RFP) for community landscaping services. She submitted the document to the Board; the Board will solicit bids for landscaping services. The Board wishes to thank Jackie for all her work on this project.
 - As part of the ongoing discussion regarding moving the HOA accounts to banking institutions that offer better interest rates and fewer fees, Mary Ellen Hornbacher presented the research she completed. She priced three banking institutions: Premier Credit Union, City Wide Bank and US Bank. The best rates were offered at the credit union, but at least one Board member had to be a credit union member. The Board will review the information. The Board wishes to thank Mary Ellen for all her research on this project.
 - The suggestion that the Board hire an independent accounting firm to audit the HOA financial records was discussed. Some homeowners expressed concern over the cost of an audit and if there was sufficient reason to incur the expense. The Board will price audit services and the idea will be discussed at a future meeting.
- **New Business:**

No new business was brought to the Board.
- **Open Floor:**
 - Residents complained about poor mail delivery. It was decided the best approach is for residents to contact the postmaster and register their complaint.
 - Residents complained about trash trucks leaking oil on community streets. Residents should make complaints about this to the police department.

Adjournment: The meeting was adjourned at 8:04 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, eliminate any weeds growing in the rocked 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.