

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

Location: 3481 Cottonwood Circle

March 20, 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, John Hansen-Community Improvement

Board Members Absent: None

Committee Members Present: Representative-Enforcement Committee

Committee Members Absent: None

Residents in Attendance: 6

Call to Order: The meeting was called to order by Board president Shannon Schnell at 6:34 P.M.

- **Approval of Minutes:**
Minutes from the HOA Board meeting held on February 13, 2018 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, April 24, 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 six homeowners had not paid their 2018 HOA dues. Gale also reviewed the February financial report.

Rinn Valley Ranch HOA 2018 Budget				
Ordinary Income/Expense	2018 Budget	March	Year to Date	Notes For this month
Dues	\$51,800	\$700.00	\$49,675.00	142 Homes
Fines	\$200		\$25.00	
Interest	\$50	\$11.36	\$26.67	
Late Fees	\$500	\$100.00	\$250.00	
Transfer Fees	\$500	\$75.00	\$375.00	
Other	\$0		\$0.00	
Total Income	\$53,050	\$886.36	\$50,351.67	

Expense				
DORA	\$35		\$0.00	
Insurance - Liability Ins	\$150		\$0.00	
Landscaping				
Community Clean up	\$1,000		\$0.00	
Maintenance	\$8,000		\$0.00	
Mowing	\$22,000		\$0.00	
Snow Removal	\$600		\$0.00	
Sprinkler Repair	\$500		\$0.00	
Total Landscaping	\$32,100	\$0.00	\$0.00	

Bank Service Charge		\$0		\$0.00
P.O. BOX		\$82		\$102.00
Postage and Delivery		\$200		\$0.00
Legal Fees		\$1,000		\$0.00
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	\$156.19	\$536.44
	Water	\$14,000	\$49.40	\$145.32
Total Utilities		\$16,800	\$205.59	\$681.76
Web Site		\$15	\$0.00	\$0.00
Total Expenses		\$56,592.00	\$205.59	\$783.76

Account Balances

	Accounts Payable	\$205.59	
	Accounts Receivable	\$886.36	
	Money Transferred		
	First Bank (Checking)	\$18,684.81	
	First Bank (Savings)	\$67,503.54	(Not including Pump Fund)
	Pump Balance	\$30,000.00	

- **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.
- 3352 Morning Dove Court – add yard shed – approved.
- Request to have bee hive(s) – denied per the section 7.16 of the covenants

- **Enforcement Committee:**

- One homeowner received a fine notice for late removal of trash cans.

- **Community Improvement:**

- **South Entrance Sign Removal** – The sign removal project will be completed in two steps; the first will be the preparation of the three areas where the new community benches will be installed. The second phase will be the removal and sectioning of the existing sign for the benches. The steps will be completed on two Saturdays as the weather permits. Volunteers are needed for both steps. Based on the weather, a request for volunteers will be emailed to the community.

- **Old Business:**

- Landscaping Services: Due to time limitations, the contract with Ward's was signed for 2018 landscaping services. The Board will send a request for pricing to interested companies in fall for the 2019 landscaping season.
- HOA Accounts Audit: Shannon will request a quote for an audit of the HOA accounts.
- Damaged Trees: Shannon will contact the Town of Frederick once again regarding the damaged and downed trees along Bella Rosa Parkway.
- John Hansen will investigate why the lights on the Rinn Valley Ranch entrance sign are not working.

- **New Business:**

- No items were presented.

- **Open Floor:**
 - No items were presented.

Adjournment: The meeting was adjourned at 7:39 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.