

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

Location: 3312 Birch Road

April 24, 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, Ralph Waters-DRC Committee

**Committee Members Absent:** None

**Residents in Attendance:** 12

**Call to Order:** The meeting was called to order by Board vice president Carl Mies at 6:44 P.M.

- **Approval of Minutes:**  
Minutes from the HOA Board meeting held on March 20, 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, May 22, 2018 at 6:30 PM. The meeting will be held in Rinn Valley Ranch Park. All homeowners are encouraged to attend.

**Treasurer's Report:**

Gale Lenehan stated that four homeowners had not paid their 2018 HOA dues. Gale also reviewed the March financial report, ending March 24, 2018.

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	
<b>Total Income</b>	<b>\$53,050</b>	<b>\$886.36</b>	<b>\$50,351.67</b>	

Expense				
DORA	\$35		\$0.00	
Insurance - Liability Ins	\$150		\$0.00	
Landscaping				
Community Clean up	\$1,000		\$0.00	
Maintenance	\$8,000	\$457.00	\$457.00	Ward Lawn Service
Mowing	\$22,000		\$0.00	
Snow Removal	\$600		\$0.00	
Sprinkler Repair	\$500		\$0.00	
<b>Total Landscaping</b>	<b>\$32,100</b>	<b>\$457.00</b>	<b>\$457.00</b>	

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
<b>Total Utilities</b>	<b>\$16,800</b>	<b>\$205.59</b>	<b>\$681.76</b>
Web Site	\$15	\$0.00	\$0.00
<b>Total Expenses</b>	<b>\$56,592.00</b>	<b>\$662.59</b>	<b>\$1,240.76</b>

<b>Account Balances</b>			
	Accounts Payable	\$662.59	
	Accounts Receivable	\$886.36	
	Money Transferred		
	First Bank (Checking)	\$18,684.81	3/24/18 Statement Date
	First Bank (Savings)	\$67,503.54	(Not including Pump Fund) 3/30/18 Statement Date
	Pump Balance	\$30,000.00	

- **DRC Committee:**

- Ralph Waters has volunteered to be the temporary chair of the 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.
- 3344 Mourning Dove Court – deck addition- approved.
- 3353 Birch Road – landscaping – approved.
- 3510 Willow Road – landscaping – approved.
- 3550 Cottonwood Circle – install flag pole – approved.

- **Enforcement Committee:**

- Two homeowners received a courtesy letter 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. It was decided that concrete blocks were the best material for bench supports. A motion was made to authorize John Hansen to purchase six blocks at the cost of \$300. The motion was approved by four votes, one Board member abstained.
- Bench locations: four sites for the new benches have been selected. All nearby homeowners have been notified. Three benches will be installed; the Birch Road location will be used only if there is an objection to one of the other three. The benches will be placed on property owned by the Town; therefore John will inquire if permission is needed to place them in the selected locations.
- John is contacting the Town regarding the cracks that have formed in streets throughout the community.
- John continues to be in discussion with the Town regarding the use of nonpotable water in the park.

- **Old Business:**

- HOA Accounts Audit: Shannon will request a quote for an audit of the HOA accounts.

- Damaged Trees along Bella Rosa Parkway: Shannon has continued efforts to get the Town of Frederick to address the damaged and downed trees.
- John Hansen stated that there are no lights on the Rinn Valley Ranch entrance sign, the nearby street light was not working, so the area appeared dark. The town fixed the street light. John was asked to check to see if the entrance sign area has an electric outlet.
- **New Business:**
  - The Rinn Valley Ranch Community Garage Sale signup was announced on Next Door and the announcement was sent to all community members. The Board wishes to thank Deb Campbell and Jeanice Hanson for organizing the sale.
- **Open Floor:**
  - It was suggested that solar lights be installed at the community entrance sign. This suggestion was tabled for a future meeting.

**Adjournment:** The meeting was adjourned at 7:57P.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 rocky areas around your home.