

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

**Location: Rinn Valley Ranch Park**

**May 22, 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, Gale Lenehan-Treasurer, Nancy Stafford-Secretary

**Board Members Absent:** Carl Mies-Vice President, John Hansen-Community Improvement

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

**Committee Members Absent:** Ralph Waters-DRC Committee

**Residents in Attendance:** 8

**Call to Order:** The meeting was called to order by Board president Shannon Schnell at 6:38 P.M.

- **Approval of Minutes:**  
Minutes from the HOA Board meeting held on April 24, 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, June 19, 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. First notice fines for nonpayment have been issued. Gale also reviewed the April financial report, ending April 25, 2018.

<b>Rinn Valley Ranch HOA 2018 Budget</b>				
<b>Ordinary Income/Expense</b>	<b>2018 Budget</b>	<b>April</b>	<b>Year to Date</b>	<b>Notes For this month</b>
<b>Income</b>				
Dues	\$51,800	\$700.00	\$50,375.00	144 Homes
Fines	\$200		\$25.00	
Interest	\$50	\$86.76	\$113.43	
Late Fees	\$500	\$100.00	\$350.00	
Transfer Fees	\$500		\$375.00	
Other	\$0		\$0.00	
<b>Total Income</b>	<b>\$53,050</b>	<b>\$886.76</b>	<b>\$51,238.43</b>	

<b>Expense</b>					
DORA	\$35		\$0.00		
Insurance - Liability Ins	\$150	\$127.00	\$127.00	American Family Ins.	
<b>Landscaping</b>					
	Community Clean up	\$1,000	\$0.00		
	Maintenance	\$8,000	\$457.00	\$914.00	Ward Lawn Service
	Mowing	\$22,000		\$0.00	
	Snow Removal	\$600		\$0.00	
	Sprinkler Repair	\$500	\$112.00	\$112.00	Ward Lawn Service
<b>Total Landscaping</b>	<b>\$32,100</b>	<b>\$696.00</b>	<b>\$1,026.00</b>		
Bank Service Charge	\$0		\$0.00		

P.O. BOX	\$82		\$102.00	
Postage and Delivery	\$200		\$0.00	
Legal Fees	\$1,000	\$175.00	\$175.00	Income Tax filed
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				
	Electric	\$2,800	\$206.10	\$742.54
	Water	\$14,000	\$49.40	\$194.72
<b>Total Utilities</b>		\$16,800	<b>\$255.50</b>	<b>\$937.26</b>
Web Site	\$15		\$0.00	
<b>Total Expenses</b>		<b>\$56,592.00</b>	<b>\$1,253.50</b>	<b>\$2,367.26</b>

<b>Account Balances</b>			
	Accounts Payable	\$1,253.50	
	Accounts Receivable	\$886.76	
	Money Transferred	\$4,200.00	From Ck to Sa
	First Bank (Checking)	\$14,727.92	4/25/2018
	First Bank (Savings)	\$71,789.69	(Not including Pump Fund) 4/30/2018
	Pump Balance	\$30,000.00	

- **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.
  - No DRC committee members were present; there was no DRC committee report.
  
- **Enforcement Committee:**
  - Two homeowners received a courtesy letter for removal of weeds.
  - **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:**
  - No Community Improvement committee members were present; there was no Community Improvement committee report.
  
- **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. The Town has removed the most dangerous branches; further trimming will be budgeted for 2019.
  
- **New Business:**
  - The Town of Frederick has subcontracted the park mowing and weed removal.
  - The Town of Frederick is aware of the cracks in many of the community roads. Repairs cannot be made in the hot summer heat; they will be made in Fall when the temperature is cooler.
  - The Town of Frederick will address the prairie dogs on County Road 7 and County Road 20.5.

- **Open Floor:**
  - There were no open floor issues.

**Adjournment:** The meeting was adjourned at 7:00 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 rocked areas around your home.**