

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

Location: 3312 Birch Road

December 11, 2018

Proof of Meeting Notice: The meeting notice was emailed 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,

Board Members Absent: John Hansen-Community Improvement, Nancy Stafford-Secretary

Committee Members Present: Representative-Enforcement Committee

Committee Members Absent: Lee Milne-DRC Committee

Residents in Attendance: 11

Call to Order: The meeting was called to order by Board president Shannon Schnell at 6:37 P.M.

- **Approval of Minutes:**

Minutes from the RVR Board meetings for November were reviewed by the Board. The minutes were approved unanimously.

- **Next Board Meeting:**

The next meeting of the RVR Board will be held on Thursday, January 10, 2019 at 6:30 PM. The meeting will be held at the home of home of Bob and Gale Lenahan, 3481 Cottonwood Circle. All homeowners are encouraged to attend.

(See next page for Treasurers Report)

- **Treasurer's Report:** Gale Lenahan presented the financial reports for November, 2018. The November report appears below:

Rinn Valley Ranch HOA 2018 Budget				
Ordinary Income/Expense	2018 Budget	November	Year to Date	Notes For this month
Income				
Dues (148 homes)	\$51,800	\$0.00	\$52,125.00	
Fines	\$200	\$50.00	\$115.00	
Interest	\$50	\$34.74	\$495.21	
Late Fees	\$500		\$875.00	
Transfer Fees	\$500	\$150.00	\$750.00	
United Power Capital Cr Refund	\$0		\$67.63	
Total Income	\$53,050	\$234.74	\$54,427.84	

Expense				
DORA	\$35		\$18.00	
Insurance - Liability Ins	\$150		\$127.00	
Landscaping				
Community Clean up	\$1,000		\$41.95	
Maintenance	\$8,000		\$3,699.65	
Mowing	\$22,000		\$16,634.00	
Snow Removal	\$600		\$0.00	
Sprinkler Repair	\$500		\$749.97	
Total Landscaping	\$32,100	\$0.00	\$21,125.57	
Bank Service Charge	\$0		\$15.00	
P.O. BOX	\$82		\$102.00	
Postage and Delivery	\$200		\$0.00	
Legal Fees	\$1,000		\$343.00	
Supplies (Paper, Ink . . etc)	\$200		\$195.31	
Community Improvements	\$0		\$0.00	
Capital Improvement				
New Sign	\$6,000		\$876.43	
Secretary of State	\$10		\$0.00	
Utilities				
Electric	\$2,800	\$244.89	\$2,697.96	
Water	\$14,000	\$1,279.90	\$13,406.49	
Total Utilities	\$16,800	\$1,524.79	\$16,104.45	
Web Site	\$15		\$10.79	
Total Expenses	\$56,592.00	\$1,524.79	\$37,830.81	

Account Balances				
Accounts Payable	\$1,524.79			
Accounts Receivable	\$234.74			
Money Transferred	\$0.00			
First Bank (Checking)	\$11,412.48	As of 11/27/2018 Statement		
First Bank (Savings)	\$42,166.50	As of 11/30/2018 Statement		
Pump Balance	\$30,000.00			

- **DRC Committee:**
 - Lee Milne volunteered to head the DRC committee. His was approved unanimously by the Board.
 - DRC activity October 5th through December 31st:
 - 9415 Cottonwood Circle- install solar panels – approved.
 - 3308 Birch Rd- exterior repaint and replace roof – approved.
- **Enforcement Committee:**

- Three courtesy letters were issued. No fine letters were issued.
- A community member requested an extension for the removal of a second trailer. The extension was unanimously approved by the Board.
- **Community Improvement:**
 - The Town has installed one additional bike rack at the RVR Park. The Board wishes to thank Shannon for addressing this issue with the Town.
 - The Board will monitor the need for additional racks based on usage. The Board is requesting that all bikes, etc. are parked at the installed bike racks. It is the only way to assess the need for additional racks and is safer for pedestrians using the park during school hours.
- **Old Business:**
 - Shannon volunteered to walk the community with the landscaping vendor to discuss changes for the 2019 season.
 - It was suggested that the Board gets a quote for the installation of water monitoring equipment on the irrigation system. It is possible Lefthand water will issue a credit on our water bill if this equipment is installed.
 - A watering schedule for the park will have to be determined for 2019. This is the first season that the HOA will have responsibility for park irrigation.
- **New Business:**
 - Votes for two open Board seats and the approval of the 2019 budget were counted. The result is as follows:
 - Board seat votes:
 - Carl Mies – 18 votes
 - Catherine Reed - 14 votes
 - Shannon Schnell – 3 votes
 - Dick Sherlock – 1 vote
 - Jean Smith – 1 vote
 - Jennifer Warwzun – 1 vote
 - Approval of 2019 Budget:
 - Yes – 20 votes
 - No – 1 vote
- **Open Floor:**
 - Two items were discussed during open floor:
 - i. There is interest in finding a new location for monthly meetings. The Board is very interested in any suggestions regarding a new location. The prospect of changing the meeting day and time was also discussed.
 - ii. The design for south entrance sign was also discussed.

Adjournment: The meeting was adjourned at 7:49 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 rock areas around your home.