

## Rinn Valley Ranch HOA Summer 2007 Newsletter

### ANNUAL BUDGET RATIFICATION MEETING

The annual membership meeting will take place on Monday, August 27<sup>th</sup> at 7:00pm; the exact location is to be determined. The meeting will have two primary objectives: (1) ratification of the budget for the fiscal year beginning September 1<sup>st</sup>, and (2) election of board of directors members for two board openings.

### BUDGET RATIFICATION

A proposed budget for the next fiscal year will be mailed to all members in late July. Input for the budget has been sought in previous newsletters and board meetings. Budget comments are welcomed by the board; however, the purpose of the meeting in August is to either ratify the proposed budget, or in the event the budget is not ratified, revert to the previously ratified budget. Section 4.10 of the covenants explains the budget ratification process. The budget will be ratified unless "67% of the owners present who are entitled to vote reject the budget, the budget shall be deemed ratified, whether or not a quorum is present."

### BOARD ELECTION

The goal of the board since the inception of elected board members was to have board members elected to three year terms, with the beginning of the terms staggered. Staggered terms would provide for one board member to be up for election each year and also provide for continuity on the board. This has not been fully achieved yet and two seats will be up for election this year. Kay Schmierer was elected to a one year term which is expiring and Ron Dageforde has chosen to step down with one year remaining on his term. The election will be for one board member to fill a three year term and for one board member to fill the seat vacated by Ron Dageforde for the remaining year of his term.

Volunteers are needed to fill these seats. These are working positions and there remains much to be done to create a sustainable and well run HOA **Anyone interested in serving on the board is welcome to submit a biographical statement for publication on the web to enable members to make an informed choice.**

The election will be conducted with write-in ballots as has been done in the past two elections. The ballots can be submitted in person at the annual meeting or can be voted by using the proxy which will be attached to the ballot and can then be submitted at the meeting. Each lot is entitled to one vote (maximum votes = 148). Ballots will be mailed with the proposed budget in late July.

### SCHOOL BUS STOP

There has been no firm decision regarding moving forward with a bus shelter. The town has given a preliminary approval; however, response from residents has been limited. We are looking for individuals that would like to donate labor, materials or money for this improvement. Also individuals are welcome to contact the design committee to help with a proposed shelter design.

### NEIGHBORHOOD WATCH

The board has been contacted by a representative of the Frederick Police Department regarding a neighborhood watch program. Volunteers are needed for this program, if interested please contact the board or Frederick Police to be placed in touch with the Frederick Police Neighborhood Watch program.

### HOA CONTACT INFORMATION

Board meetings are posted both on the web site ([www.rinnvalleyranch.org](http://www.rinnvalleyranch.org)), as well as, on the sign board next to the mail boxes on the north side of Rinn Valley Road. The mailing address for the HOA is:

Rinn Valley Ranch HOA, P.O. Box 462, Frederick, CO 80530

The board can also be contacted via the web site.

## IMPROVEMETS

Please remember that all landscaping plans, outbuildings, fences or structural changes must be submitted and approved by the design committee prior to the start of work. For more details see the covenants and design guidelines posted on the web or available on request. Please refer to [www.rinnvalleyranch.com](http://www.rinnvalleyranch.com) for the most recent guidelines.

## Financial Report

We are on track to be slightly favorable to budget this year which is a significant improvement from the previous two years. It should be noted; however, that this was accomplished partially by receipt of a donated lateral file cabinet and by deferring commitment of funds to reserves. A properly funded HOA will help preserve property values in Rinn Valley Ranch and the lack of a reserve fund for a "rainy day" is detrimental to the overall health of the HOA Please review carefully how your funds are being spent as we will soon have a new budget presented for ratification.

<u>Actual / Forecast 2005 - 2006</u>	<u>Budgeted thru August 2007</u>		<u>Total</u>		
			<u>Act / Fcst</u>	<u>Budgeted thru August 2007</u>	<u>Variance to Budget</u>
<b><u>Expenses:</u></b>					
Accounting for taxes	\$150	0.5%	\$ 275.00	\$ 150.00	\$ (125.00)
Business Registration	\$10	0.0%	\$ 20.00	\$ 10.00	\$ (10.00)
Church rental - 1x	\$75	0.3%	\$ 200.00	\$ 75.00	\$ (125.00)
General Maintenance	\$400	1.3%	\$ 400.00	\$ 400.00	\$ -
Insurance	\$600	2.0%	\$ 569.50	\$ 600.00	\$ 30.50
Landscaping including field mowing	\$12,000	40.5%	\$ 13,148.00	\$ 12,000.00	\$ (1,148.00)
Legal	\$3,000	10.1%	\$ 3,535.00	\$ 3,000.00	\$ (535.00)
Postage / Printing / Envelopes	\$770	2.6%	\$ 391.74	\$ 769.60	\$ 377.86
Web site / e-mail	\$240	0.8%	\$ 120.00	\$ 240.00	\$ 120.00
P.O. Box	\$36	0.1%	\$ 40.00	\$ 36.00	\$ (4.00)
General Accounting	\$3,300	11.1%	\$ 3,000.00	\$ 3,300.00	\$ 300.00
Property Management	\$0	0.0%	\$ 643.00	\$ -	\$ (643.00)
Petty Cash	\$250	0.8%	\$ -	\$ 250.00	\$ 250.00
Filing Cabinet - fireproof	\$1,000	3.4%	\$ -	\$ 1,000.00	\$ 1,000.00
Sprinkler work	\$500	1.7%	\$ 606.00	\$ 500.00	\$ (106.00)
Transfer to Reserves	\$1,000	3.4%	\$ -	\$ 1,000.00	\$ 1,000.00
Utilities: Left Hand Water	\$3,800	12.8%	\$ 3,977.20	\$ 3,800.00	\$ (177.20)
Utilities: United Power	\$2,375	8.0%	\$ 2,374.55	\$ 2,375.00	\$ 0.45
Weld County taxes	\$150	0.5%	\$ 83.94	\$ 150.00	\$ 66.06
				\$ -	\$ -
	<b>\$ 29,656</b>	<b>100.0%</b>	<b>\$ 29,383.93</b>	<b>\$ 29,655.60</b>	<b>\$ 271.67</b>
Cost per unit	\$ 200				
2007 Budgeted Income	\$ 29,600				
Previous Year Dues / lot	\$ 180				
Previous year Budget (148 lots)	\$ 26,640				
Number of Lots	148	100%			
<b>Owners Paid in Full</b>	<b>146</b>	<b>99%</b>			
<b>Owners partially paid</b>	<b>0</b>	<b>0%</b>			
<b>Homeowners that have not paid</b>	<b>2</b>	<b>1%</b>			

## COMMON COVENANT VIOLATIONS

It is the intent of the board to encourage residents to abide by the covenants they agreed to and to take the necessary steps to enforce the covenants. Please read the entire covenants for the neighborhood.

## ANNUAL NEIGHBORHOOD PARTY

Mark your calendar for Saturday September 8<sup>th</sup>! Volunteers are beginning to plan for this date, if you would like to assist please contact the board.