

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

**Location:** Rinn Valley Ranch Park

July 26, 2016

**Proof of Meeting Notice:** Meeting Notice was posted on website and emailed to all registered property owners.

**Board Members Present:** Jeff Nieuwma, Carl Mies, Dave Papini, Traci Taylor, Nancy Stafford

**Number of Residents in Attendance: 14**

**1. Call to Order:**

The meeting was called to order by President Jeff Nieuwma at 6:30 P.M.

**2. Approval of Minutes:**

June 21, 2016 Regular Meeting: The minutes were approved unanimously.

**3. Treasurer's Report:**

1 outstanding annual dues, will be paid at sale closing  
2 residents at the attorney for further collection

**4. DRC Committee**

The DRC Guidelines were updated with a few minor changes. Residents should review the changes if planning to changes the landscape or home exterior. This includes out buildings and fences.

Todd Grivetti, DRC Committee Chairperson, reported that four submittals were received in July:

- a. 3349 Mourning Dove Ct. Updated Front Landscaping - Approved 7/16/16
- b. 3490 Cottonwood Cr. - Paint and new Stone veneer - Approved 7/16/16
- c. 3489 Cottonwood Ln. - White Vinyl Fence 418" - Approved 7/20/16
- d. 3436 Red Hawk Cr. - Submission of new home build - Review pending.

Update on previous submissions:

- a. Custine's 3304 Birch presented, landscaping will be completed in August. Approved
- b. 3346 Mourning Dove - Landscaping approved 6/14, not started yet.

**5. Enforcement Committee**

No report

**6. Community Improvement:**

Landscaping: Dave Papini continues to work with Ward's Landscaping to address problem areas throughout the neighborhood.

**7. Open Floor:**

**“No Soliciting” Sign:** A request was made to add “no soliciting” on/near the community entrance sign. The Board will check with the City of Frederick to confirm that this is permitted.

**Ditch Liner Removal:** Last month the Board voted to remove the liner installed previously in the ditch on the north side. One homeowner has requested that the liner behind his house remain, the Board agreed to do so provided that all maintenance and associated costs become the responsibility of the homeowner. Dave Papini volunteered to oversee the removal of the liner. The Board approved \$500 as payment for the liner removal and transport to the landfill.

**City of Frederick:** Dave Papini stated that the City of Frederick has acknowledged that it is responsible to clean and maintain the drainage ditch located on the north east corner of the neighborhood. The city will address all future maintenance of the ditch.

**South Entrance Signage:** The Board unanimously authorized Dave Papini to discuss the possibility of removing the median located at the south entrance with the City of Frederick. If the City agrees, the Board will work to place a community identification sign on either side of the road. Jeff Franks volunteered to try to fix the street reflectors that have been damaged in this area.

**Drainage Dispute:** An attorney representing the resident of 3311 Birch requested the Board, through the DRC Committee, enforce the community guidelines regarding the drainage of water from the sump pump owned by her neighbor at 3307 Birch. Jeff Nieusma, Board President, expressed his disappointment that a homeowner felt it was necessary to have an attorney make this request to the Board, as this issue has not been brought to the Board’s attention previously. It was agreed that the DRC will contact the homeowner at 3307 Birch to review the situation and will advise the Board of the outcome.

**Adjournment:** The meeting was adjourned at 7:40 P.M.

**Next Meeting: Wednesday, August 24, 2016 at 6:30 PM at the Rinn Valley Ranch Park**

**Important Community Reminders**

- The community speed limit is **25 MPH**. The safety of all residents is everyone’s concern.
- All dogs must be kept on a leash 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>
- Motorized vehicles are not allowed to travel along the ditch behind the homes along Cottonwood Circle and Homestead.

