

Rinn Valley Ranch Homeowners' Association Budget Proposal for 2010
Prepared and submitted by Chris Cholas, President

Rinn Valley HOA community members, the following covers the 2010 budget proposal. The budget proposes a \$100 per year increase to \$400 total. The extra funds will be used to hire an HOA management company for enforcement, finances, legal and other actions. The HOA, to date, has been unable to obtain consistent volunteer participation to run the HOA. The HOA feels that hiring a management company is the right solution to make sure that our covenants and rules are being enforced. As you look around the neighborhood you will notice weeds, non-compliant trailers, yards, etc. The management company will fix this problem for us.

	Proposed Budget thru August 2010	Proposed Budget thru August 2009	Actual / Forecast 2009	Variance to Budget 2009
Expenses:		Current		
Accounting for taxes	\$300.00	\$300.00	\$275.00	\$25.00
Business Registration	\$10.00	\$10.00	\$20.00	\$(10.00)
Room Rental - 1x	\$180.00	\$150.00	\$-	\$150.00
General Maintenance	\$400.00	\$400.00	\$-	\$400.00
Insurance	\$800.00	\$700.00	\$569.50	\$130.50
Landscaping including field mowing	\$14,000.00	\$14,000.00	\$4,077.00	\$9,923.00
Legal	\$7,000.00	\$5,000.00	\$1,175.00	\$3,825.00
Postage / Printing / Envelopes	\$0.00	\$200.00	\$40.00	\$160.00
Web site / e-mail	\$0.00	\$240.00	\$-	\$240.00
P.O. Box	\$60.00	\$54.00	\$56.00	\$(2.00)
General Accounting	\$2,500.00	\$3,000.00	\$640.00	\$2,360.00
Property Management	\$12,000.00	\$0.00	n/a	n/a
Petty Cash	\$0.00	\$200.00	\$-	\$200.00
Filing Cabinet - fireproof	\$0.00	\$1,000.00	\$-	\$1,000.00
Sprinkler work	\$800.00	\$800.00	\$606.00	\$194.00
Pump Maintenance	\$3,000.00	\$2,000.00	\$924.00	\$1,076.00
Utilities: Left Hand Water	\$7,000.00	\$7,000.00	\$949.60	\$6,050.40
Utilities: United Power	\$3,000.00	\$3,000.00	\$1,246.58	\$1,753.42
Weld County taxes	\$150.00	\$150.00	\$83.94	\$66.06
Reserves	\$6,000.00	\$6,200.00		\$6,200.00
Community Activities	\$2,000.00	\$0.00	\$1,737.15	\$(1,737.15)
Total Funds	\$59,200.00	\$44,404.00	\$29,432.55	\$14,967.00
Annual cost per unit	\$400	\$300		

This file is available at http://www.rinnvalleyranch.org/files/hoa_budget_proposal_2010.xls

We are going Electronic!

The board is making an effort to go completely electronic. This means that we intend to go to automatic withdrawal on billing, invoices from vendors, newsletters, etc. The board is doing this for two reasons: to reduce operating costs and to reduce the amount of volunteer time required to run the HOA (which adds up quickly considering all the tracking, PO Box trips, check deposits, etc.).

Community volunteers have collected e-mail addresses for everyone in the neighborhood and we have created an e-mail server for the board to use to disseminate information such as meeting minutes, newsletters, compliance issues, design committee correspondence, meeting notices, etc. Please let us know if your e-mail address changes so you don't miss important information about and from the HOA. If you received a paper copy of this newsletter, then the HOA board still needs your e-mail address. You can submit it from the website Board Members page: http://www.rinnvalleyranch.org/Board_Members.html

Financial Report

Actual / Forecast 2007-2008	Budget thru Aug, 2008	Actual	Variance
Accounting for taxes	\$300	\$-	\$300.00
Business Registration	\$10	\$-	\$10.00
Room Rental - 1x	\$150	\$-	\$150.00
General Maintenance	\$400	\$417.59	\$(17.59)
Insurance	\$700	\$401.00	\$299.00
Landscaping including field mowing	\$14,000	\$10,765.69	\$3,234.31
Legal	\$5,000	\$5,294.00	\$(294.00)
Postage / Printing / Envelopes	\$500	\$171.72	\$328.28
Web site / e-mail	\$240	\$-	\$240.00
P.O. Box	\$44	\$54.00	\$(10.00)
General Accounting	\$3,500	\$3,125.00	\$375.00
Property Management	\$0	\$-	\$-
Petty Cash	\$200	\$44.60	\$155.40
Filing Cabinet - fireproof	\$1,000	\$-	\$1,000.00
Sprinkler work	\$600	\$-	\$600.00
Transfer to Reserves	\$9,880	\$-	\$9,880.00
Utilities: Left Hand Water	\$5,300	\$7,332.70	\$(2,032.70)
Utilities: United Power	\$2,400	\$2,459.00	\$(59.00)
Weld County taxes	\$150	\$-	\$150.00
	\$44,374	\$30,065.30	\$14,308.70

BOARD OF DIRECTORS

CHRIS CHOLAS, P
JEFF NIEUSMA, VP
RHONDA SEITZ
ROBERT TRENT

SUPPORT MEMBERS

STEVEN CARLSON,
SECRETARY
BRAD SCHNEIDER,
TREASURER

DESIGN REVIEW

COMMITTEE

JEFF NIEUSMA
BRIAN HANVEY
BRAD SCHNEIDER
DAN ZWART

ENFORCEMENT COMMITTEE

ROBERT TRENT
MATT NUNN
STEVEN CARLSON

UPCOMING EVENTS

BOARD MEETING -

JANUARY 5TH 2008

7:00 PM AT 9355

COTTONWOOD CIRCLE

**RINN VALLEY RANCH
HOMEOWNERS ASSOCIATION
MEETING MINUTES
AUGUST 25, 2009**

Location: 9355 Cottonwood Circle
Minutes: Meeting began at 7:00 P.M. July Minutes approved
Attendees: Chris Cholas, Jeff Nieuwma, Rhonda Seitz arrived late
Absent: Robert Trent, Steve Carlson

1. HOA Management Company:
Chuck Carvey gave a presentation on RealManage the Premier manager of community associations. Their web site is www.realmanagement.com. Our proposal is \$325.00 per month for violation enforcement and \$750.00 for management fee. Additional duties will be \$85.00 per hour. Travel time is \$42.50 per hour plus mileage reimbursement. No other companies have given us a proposal.
2. Proposed Budget
The 2010 proposed budget is \$59,200.00. This will be posted on line at <http://www.rinnvalleyranch.org>. The acceptance of the proposed budget also means that the Board of Directors can hire the management company if they choose to do so because it is in the proposed budget.
3. Financial Report:
The present bank balance is \$30,410.00. Our budget for 2009 was 44,400.00 and our actual is \$29,432.55.
4. Enforcement Committee Update
All properties with outstanding dues have been fined.
5. Voting for 2010 Board of Director positions
Four of the five board seats are open, so we will be voting for four people. If you are interested in being on the HOA board, which is usually 2-8 hours per month, please submit a short statement to hoa-board@nieusma.com to be posted on the web site and distributed via e-mail with the ballot.

Deadline to put your name on the ballot is Wednesday, September 9. Ballots will be e-mailed and posted on the web site Friday, September 11.

You may vote at Jeff Nieuwma's house, 3405 Cottonwood Circle
Sunday, September 20, 2009, 3-5 pm
Or
Monday, September 21, 2009 6-7 pm

6. Next Meeting:
Monday September 21, 2009 7pm at Jeff Nieuwma's home .



RINN VALLEY RANCH HOME OWNERS ASSOCIATION

November, 2008: HOA Update

A lot has happened to the association since the last update in June. Elections were held on August 11, 2008, and we had 31 property owners submit votes. The HOA Board would like to welcome Jeff Nieusma, Rhonda Seitz, and Robert Trent to the board of directors. Also, in September, Kelly Whitmer and Chris Cholas announced that they would be resigning from the board because of the lack of community support. Kelly has about 9 months left in his term and Chris has a year and 9 months. Board duties will be divided up to the existing 3 board members. Kelly and Chris will remain on the board until those duties have been handed off.

The election in August also contained a ballot item to increase the HOA dues by \$100 annually, to \$400. The new funds would have been used to hire a management service to offload the day-to-day vendor management, title company interface, and enforcement. This initiative was voted down 22-9. The board was disappointed in the participation of the community in the vote and in other HOA activities. A [short paper](#) was written by a community volunteer describing the situation. The board is always looking for volunteers.

Please contact one of the board members if you are available.

The June, 2008 newsletter reported the underground water pump status. The board has been working with Arvada Pump for the past few months to get these pumps operational. As of today both pumps are functioning. The total cost to resolve this issue was less than originally quoted, only about \$6000, so we are fortunate in that regard. To attempt to prevent this issue in the future, we have retained Arvada Pump to perform bi-annual preventative maintenance. Unfortunately, they identified two issues concerning our system. The first is that the north-south irrigation ditch which splits the neighborhood is seeping into the ground when it is full of water in the summer months. This water table is causing the pumps to run continuously, and they are unable to keep up. The second issue is that the pumps drain into a pipe that runs 800 feet to the north and into another irrigation ditch. This pipe is fully submerged, so when the check valves fail, water from this ditch comes back into our system and forces the pumps to run even more. In short, it appears that our drainage solution is inadequate for our needs. We are

not sure how to address the issue at this time since a complete overhaul of the system will require 100's of thousands of dollars to fix. The board will be working this issue and any input or help would be greatly appreciated.

Now that we have more people on the board and therefore more volunteer time available, we have started some general enforcement activities. Please remember to read the [covenants and bylaws](#) because you are expected to comply. We have seen a number of properties with the following issues: multiple trailers, non-complaint signage, trash and debris, trash cans and visible dumpsters, etc. We have also seen a number of improvements being made to properties without Design Review Committee (DRC) approval. As a reminder the board can apply a \$500 fine (or higher) for work being done to the property without appropriate DRC approval. Please submit your designs 30 days in advance to allow time for the committee to meet.

HOA Contact Information:
Rinn Valley Ranch HOA
PO Box 462
Frederick, Colorado 80530-0462
<http://www.rinnvalleyranch.org/>