

ROWLEY DOWNS HOMEOWNERS ASSOCIATION  
**Board of Directors Meeting Minutes**  
**January 9, 2012**

**CALL TO ORDER:**

The meeting was called to order at 7:04 pm

**PRESENT:**

Board Members present were Michael Roueche, Dale Brinker, Ron Faulkner, Clay Hodge, Steve Andrews, Al Thompson, and Valerie Gill. Representing RealManage was Kim Bacon and Robert Scocchera

**MINUTES:**

The December 12, 2011, Board Meeting minutes were unanimously approved as presented. First Motion – Clay / Second Motion - Al

**HOMEOWNER FORUM:**

Ava Belli of 20190 Edinborough Pl. Homeowner addressed the Board (as a former Board Member) by stating that board members should not be persuaded to vote on an item if they do not feel comfortable voting. If further discussion or time is needed to make an informed decision, that they should speak up and ask for more time; and to not feel pressured to vote on issues that they do not feel comfortable voting on. Members of the Board should be diligent as individuals and not vote on an item because of majority influence.

Greg Pekol of 11261 S. Edinborough Way. Homeowner addressed the Board as the homeowner who has previously maintained the booking / reservation of the community baseball field. Greg is committed to continuing his services in 2012. Greg stated that he already has 4-5 teams committed to using the baseball field.

Greg requested that the Board consider the installation of a hitting net to be installed. Permanent caisson would be installed 3 feet deep and ½ foot wide.

Greg also requested that the Board allot a 2012 budget of \$500.00 for necessary repairs to the baseball field. These funds would be for the dirt, pitching mound, and other misc repairs to the area, such as the fencing back stop area.

**CONTRACTOR FORUM:**

No Vendor / Contractors were present.

Chris Hudson from the Town of Parker was present to discuss the city's intention to remove and reinstall approximately 7 feet of curbing (back further). Chris also proposed ideas and suggestions on what the city's intentions were to replace the curbing and retaining wall in the landscaped area.

After a lengthy discussion with purposed ideas, the board will consider ideas of design. Chris did request a letter of commitment by the Board to be delivered to him by 1/13/12, and will need a definitive decision of design by the end of March.

**OLD BUSINESS:**

**1) CD Investment**

As an updated – follow up. The Board agreed to proceed with the purchase of two new CD's from Champion Bank; both in the amount of \$10K each. Dale is going to the bank to get the process started, and will also have the signature cards updated with the following individuals, Mike, Steve, and Dale.

**2) Neighborhood Signs**

The two revised signs were given to the Board and Ron had volunteered to install them in the spring. The current signs will remain in place until then.

**COMMITTEE REPORTS:**

**Committees and members were assigned.**

Architectural: Dale, Valerie, Ron

Communication / Newsletter: Clay, Robert (RealManage)

Community Social Events: Clay, Steve

Landscape Enhancement: Al, Mike

**1) Architectural Review**

An informal email request came in from 11456 Hilary Ct asking about the specs in building a 3<sup>rd</sup> garage. Dale to make contact with homeowner and will research.

**2) Communication / Newsletter**

No new information to Report.

**3) Community Social Events**

No new information to report.

**4) Landscape Enhancement**

No new information to report.

**FINANCIAL  
REPORT:****MANAGEMENT  
REPORT:****1) Annual Meeting**

Annual Meeting was held on 1/3/12 – New Board Members were elected and roles were assigned. Kim Bacon from RealManage to draft meeting minutes.

**2) DRV Inspection Update**

Kim inspected community on 1/6/12

**NEW  
BUSINESS:****1) 2012 Campbell Field use and maintenance**

Robert will make contact with homeowner Greg Pekol to gather further information about his previous operations, and needs for the field. The Board requires further info so that a better way of operation can be determined for the betterment of the community residents. Robert will also contact attorney's office, to find out liability issues and concerns regarding a contract / waiver for use of the field and whether the Board can charge for use or accept donations.

**2) 2012 HOA Sponsored Activities**

This topic will need further discussion by the committee members

**3) 2012 Grounds Maintenance**

It was unanimously determined to put the 2012 grounds maintenance contract out to bid. Kim Bacon will take the role in gathering the scope of work, and will take the responsibility of coordinating the info of this project for the Board.

**4) 2011 Tax Preparations**

The Board agreed to use RealManage's preferred CPA Frank Sassolino

**HOMEOWNER**

**DELINQUENCY** No accounts were discussed as charges have just posted

**NEXT**

**MEETING:** February 13, 2012 @ 7:00pm at Monroe Hall

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 9:48pm.

Respectfully submitted by:

Robert Scocchera

Community Association Manager

RealManage