

Rowley Downs Homeowners Association

Annual Meeting of the Members

January 8th, 2014

Location: Monroe Hall

Board Members Present:

Time: 7:30PM

Michael Roueche, President

Dale Brinker, Vice President

Clay Hodge, Secretary

Albert Thompson, Director at Large

Valerie Gill, Director at Large

Steven Andrews, Treasurer

Board Members Absent:

Management Representative:

Danny Pruett, Real Manage

- I. **Call to Order:** 7:30PM
- II. **Notice of Annual Meeting:** Notice of Annual Meeting was provided to homeowners.
- III. **Establish Quorum** – It was established that the 1% quorum requirement was achieved. There were 6 proxies and 9 homeowners in attendance.
- IV. **Homeowner Forum:**
 - a. Homeowner Communication – Homeowner requested that the Association send out more communication to the membership. Newsletters or email blasts. In those communications it was suggested that homeowners be encouraged to sign up for email and to provide information on accessing Association websites.
- V. **Approval of Minutes**
 - a. Motion to approve the Annual Meeting Minutes dated **1/9/13 (MSP/Unanimous)**
- VI. **Election:**
 - a. It was announced that Directors Hodge, Gill and Thompson were up for re-election.
 - b. Terry Dodd self-nominated to run for the Board.
 - c. 11 ballots were cast.
 - d. Directors Hodge, Gill and Thompson were reelected.
- VII. **Reports**
 - a. **Presidents Report** – President Roueche provided a report on the accomplishments for 2013.
 - b. **Financial Report** – Association Manager Danny Pruett provided owners with a balance sheet through November 30th, 2013. Homeowners can request financials information from RealManage.
 - c. **Management Report** – Association Manager Danny Pruett provided the following statistics.
 - i. Homeowners enrolled in ACH – 31 (9.7%)
 - ii. Homeowners Contacts last 30 days – 13 (4%)
 - iii. Homeowners more than 30 days delinquent – 33 (10.3%)
 - iv. Owners with offsite mailing addresses – 22 (6.9%)
 - v. Open Violations – 11 (3.4%)
- VIII. **ADJOURNMENT** – The meeting adjourned at 8:11PM