

**ROWLEY DOWNS HOMEOWNER'S ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MONROE HALL
MINUTES**

July 11, 2011

President Dale Brinker, called the meeting to order at 7:05 pm in the meeting hall.

Present: Board members Dale Brinker, Steve Andrews, Ava Belli, Ron Faulkner, Clay Hodge, and Mike Roueche and Barbara Lacey

Also present: Jean Fowler from SPM, and Donald Shaw and Carl Gregg from Shaw Landscaping, several homeowners (see attached list)

Determination of Quorum

The chair announced that seven of the seven Board members were present, therefore signifying that a quorum was present.

Homeowner Forum

[Redacted: Several homeowners discussed issues related to their property and common property. Board committed to follow up with each of them.]

The Chair welcomed a Town of Parker Police Officer Ryan Roybal, who was present to introduce himself as the Rowley Downs community relations officer. Officer Roybal led a discussion with the homeowners and board regarding activities in the community. After the discussion the Chair thanked the Officer for attending the meeting.

Several other homeowners were present to discuss items of concern including but not limited to; giving guidance to the new landscaping contractor ensuring that they understood their responsibilities, requested that the board follow and enforce the covenants as it relates to use of common areas within the community, request that the board should reconsider the money being spent on esthetic appearance of the front island only to be destroyed by careless drivers running over the improvements, complaint about dead trees in the common areas that pose a liability to HOA, and request that the board should review the covenant violation letters before they are released by the management company.

Contractor Forum

Donald Shaw from Shaw Landscape was in attendance with Carl Gregg, crew supervisor to lead a discussion regarding on site activities and landscaping enhancement bids requested by the Ava Belli, including but not limited to; replacement/refurbishment of the common area mulch and rock beds, replacement of metal edging through out the community, pruning and removal of dead trees, bushes and their replacement. Donald gave a brief update on the entrance island enhancement; the gazebo enhancement and volleyball refurbishment projects. During the discussion it was the consensus of the board to have the landscaping contractor remove a small asphalt path near the entrance and install sod. There was a lengthy discussion regarding the new entrance island that had been destroyed earlier in the day. The contractor would put together a plan to redo the damage. The Chair agreed to contact the Town of Parker to inquire if they can provide relief as the street is owned by the Town.

OLD BUSINESS

The Chair led a discussion regarding covenant violations [redacted]. The Chair reported that he had spoken to legal counsel and stated that the attorney could prepare a legal document to be used as an agreement between the offending homeowner and the HOA stated if and when the homeowner transfers title of their property the covenant violation would be removed. After a discussion the following motion was made;

MOTION: After a motion was made and duly seconded it was unanimously approved to direct the HOA attorney to prepare a General Purpose Agreement Form at a cost of \$ 540.

It was discussed that All Pro Tree & Shrub had been depositing mulch in the ballfield area. The Chair agreed to call the contractor and request that he refrain from this activity in the future.

It was discussed that the green bench, located on the common area of Sheffield Court was purchased and placed by the homeowners living in the cul-de-sac. Steve Andrews asked the management company to provide the name and phone number of the vendor who sold the playground equipment to the HOA, to verify that the bench was not purchased by the HOA.

NEW BUSINESS

Steve Andrews led a discussion regarding establishing term limits for board members. It was the consensus of the members that it was not necessary to require board members to only be able to serve a limited number of years.

COMMITTEE REPORTS

Architectural Review Committee-The Chair reported that the homeowner who has a natural spring in their yard was working with the Town of Parker Public Works Dept to find a solution to the drainage issue.

Communications-Clay Hodge reported she was working on the current Newsletter. She asked board members to submit articles to be inserted into the document.

Social Activities-Clay Hodge reported the Garage Sale will be held July 16th. New signs were made for the event.

Landscape Enhancement-Ava Belli reported that she will solicit bids from three vendors to remove the dead trees in the common areas within the community. She will also work with the Town of Parker to remove the dead trees at the entrance of the community.

Repairs & Maintenance-Ava Belli reported new "No Soliciting" signs were made and will coordinate with Ron Faulkner to install the signs on the post of the old signs.

Rules and Regulations-No report.

NEXT MEETING

The next regular Board of Directors meeting will be held on Aug. 8, 2011 in Monroe Hall at 7:00 pm.

ADJOURNMENT

Due to the late hour the Chair adjourned the meeting at 11:00pm. The Financials will be reviewed at the next meeting.

Submitted by;
Jean Fowler