

ROWLEY DOWNS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
February 13, 2012

CALL TO ORDER:

The meeting was called to order at 7:05 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

MINUTES:

The January 9, 2012, Board Meeting minutes were unanimously approved as presented. First Motion – Clay / Second Motion - Al

HOMEOWNER FORUM:

Greg Pekol at meeting to discuss the baseball field more in depth. Board is requesting that all players and parents sign a "play at your own risk" waiver of liability and sign the community rules to allow for open communication between all parties. He said he expects it will be used Monday – Friday 6:00 p.m. – 7:30 p.m. until the days are much lighter and they adjust their playing times to an hour earlier.

Greg said it is the same teams and leaders as prior years and things the current policy as it is should be sufficient. Others on the Board disagreed with his statement.

NO Vote was necessary for the option presented that the field users should pay a deposit.

Remainder of the discussion was to be conducted at the end of the meeting in Executive Session.

The vote to allot \$500 towards repairs to the field was Greg also requested that the Board allot a 2012 budget of \$500.00 was delayed.

Others in attendance: Rick Hill and Ava Belli

CONTRACTOR FORUM:

Donald Shaw with Shaw Landscaping was invited to speak at 8:10 p.m.

He recognized there were problems and complications from last season, which were inexcusable. He got a little blindsided with too much on his own plate and got a little overwhelmed – Thus the HOA suffered because of that.

To correct that, he committed a lot of time and re-structured what he had provided. He is not going to be split between 2 companies. He believes his changes were in the best interest of the BOD as a new company will have to learn the property. They have a complex sprinkler system and there are backflows and clocks all over the place.

He knows he promised a lot and things fell thru the cracks. He promises to run the crews and be very present. Discussed how he would have 2 crews on site each week. He understands that it would be a long shot that the HOA would retain him, but he is asking for consideration to remain until April. He would allow them to terminate him without cause and Donald will walk the new provider through the systems and do a proper hand off.

There were interpretation issues – Snow Removal was his example – Difficult for him to Get things ironed out. He thought he was given clarity from Dale and then was terminated before he got the chance.

Other issues was his GM left and joined Valley Crest and left everything in Donald's lap to handle.

His final offer: Keep current contract. He isn't going to submit a new proposal and the Board can terminate him at any time without cause. It will give him the opportunity to make amends for how bad things were last season.

The Board did encourage and recommend that he re-bid

Donald was thanked by Michael Rouche for his service to Rowley Downs.

OLD BUSINESS:

1) CD Investment

Dale to call 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, Kim (RealManage)

Community Social Events: Clay, Steve

Landscape Enhancement: Al, Mike, Dale

1) Architectural Review

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

2) Communication / Newsletter

Clay to have a newsletter draft to Kim. Ideas were to include how the change in snow removal companies made a huge impact. Change is progressively working to improve things. Publish the times for the ball field. April 8th is Easter and March 31st is the Egg Hunt

3) Community Social Events

No new information to report.

4) Landscape Enhancement

In process of bidding the project – Discussion around the meeting schedule and how it would work out. Special meetings for 2/18 at 9:00 a.m. and 2/23 at 7:00 pm.

Ava's other issues were the 32 white daisies that went missing and the trash not being picked up and missed, but now it is snow covered.

TOP Entrance Work – Due by the end of March. TOP to do hardscape work and HOA is responsible for the irrigation, landscaping and overall design. Ava Belli's input was that it should be a stone retainer wall to tie in with the bridge. Discussion around how much leeway the board will have. Recommended talk to Chris Hudson for clarity.

**FINANCIAL
REPORT:**

State Tax Return was signed and turned over to Kim.

**MANAGEMENT
REPORT:**

Kim did inspections on 2/6 and 2/7. A lot of snow made it difficult to see the issues. Hindman Sanchez to have the waiver of liability completed during the week and it will need a Board vote before it can be enforced.

**NEW
BUSINESS:**

BALL FIELD: Board feels they like the ball park and want to see it used as long as the weekends are left open for anyone to play. Consider doing a survey to find out how owners want to see it utilized in the future.

The Board voted that it was OK for teams to continue to use the field this year– Dale made the motion and Al 2nd. All were in favor. Motion passed

Board thinks it is reasonable for the Rules and Release to be signed by all parents of players that will provide their contact info. Must include the Coach's Name and the Roster needs to tie to that info. Dale Motioned / Steve 2nd – All in Favor – Motion passed

Request that teams that have players that are older than 13 years of age, use the special balls to prevent them from lobbing the balls across the street.

Changes to the form – Maximum daily allowance for play is 2 hours per day and weekend use is only allowed if no owner wants to play on the field. The new consequences are that the offending team will lose their privileges for the season after 3 complaints.

TRASH CAN – Would HOA consider placing a large dumpster by the ballfield? Problem is that since the community isn't paying for all owners trash, the HOA would have to pay per delivery and pick-up.

HOMEOWNER

DELINQUENCY No accounts were discussed as charges have just posted

NEXT

MEETING: March 12, 2012 @ 7:00pm at Monroe Hall

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

Respectfully submitted by:

Kim Bacon

Director of Community Association Management

RealManage