

**ROWLEY DOWNS HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**March 12, 2012**

**CALL TO ORDER:**

The meeting was called to order at 7:08 pm

**PRESENT:**

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

**MINUTES:**

The Feb 13, 2012, Board Meeting minutes were unanimously approved with a few corrections. First Motion – Clay / Second Motion - Al

**HOMEOWNER FORUM:**

11480 S Regency Place brought in a paint request

**CONTRACTOR FORUM:**

No Contractors present

Discussion around the termination of Donald Shaw and retaining some of the monies pending what Brickman discovers with their irrigation audit and spring inspection. Deferred to an email vote as Donald needs to show his COI to allow RM to release payment. Brickman already found a stop and waste that was not shut off for the winter and it appeared that Shaw didn't even know it existed at the entrance of the property.

**OLD BUSINESS:**

**1) CD Investment**

Steve said that the 2 CD's in the amount of \$10K each were opened at Champions Bank. The HOA is currently off plan by 1 quarter and so the near future renewal CD that was opened a year ago will be rolled into a 9 month CD. Then in September 2012, the HOA needs to purchase a 1 & 2 year CD at \$10K a piece to make up the gap. Steve made the motion and Clay made 2<sup>nd</sup>. All were in favor with no objections.

**COMMITTEE REPORTS:**

**1) Architectural Review** – One Owner dropped off her request

**2) Communication / Newsletter**

Newsletter – Future goals for Q2 – Garage Sale. Kim to call a few local providers for quotes on amounts Doug @ Haulaway was recommended. Clean Up Day for the entire community – Date TBD. Thoughts around having a survey created and so more owners can have a voice about events they want to see or changes they desire. Call for Email Addresses needed. Service Dates for Brickman. Ballfield contact info. Tree List that Craig Miller provided of trees that will do well in the Rowley Downs environment.

**3) Community Social Events**

No new information to report.

**4) Landscape Enhancement**

Melanie MonEton with Valley Crest was going to call Al to discuss what they can propose for the entry.

Brickman to start the irrigation audit as long as weather permits.

Craig Miller recommendations were made – Ips Beetle and Ash Borer are the 2 things that the HOA should be on the look-out for with the trees.

Al made a request that all trees be audited and inspected. Would like to have that information by 4/1, if possible. Desires information on all trees within the community, but it would be trespassing for the landscape crews to enter yards to perform those inspections and discussion around is that really something the HOA is responsible for doing for each owner. So, he proposed that a quote be given for an individual owner to pay to have that inspection done. We also need to differentiate which trees are the HOA's responsibilities and what are not.

**FINANCIAL REPORT:**

Federal Tax Return was signed and turned over to Kim.

**MANAGEMENT****REPORT:**

Kim did inspections on 3/1 and 3/5. In about another month, it is expected that things will start to turn around and by June 1<sup>st</sup>, all owners should have pretty decent yards and lawns, if the weather cooperates.

Baseball Amendment to be completed this week – Will need to be approved and will be delivered to Greg.

**NEW****BUSINESS:**

**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. – Motion denied at this time.

**GARAGE SALE** – Would like to have a May/June Garage Sale and have a 30 yard dumpster put by the Hall for owners to discard things they can't sale and don't throw away because they don't have the time/effort. Need to set the date and so Kim can get prices.

**HOMEOWNER****DELINQUENCY**

Few key accounts were discussed.

**NEXT****MEETING:**

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

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 9:15pm.

Respectfully submitted by:

Kim Bacon

Director of Community Association Management

RealManage