

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

**CALL TO ORDER:**

The meeting was called to order at 7:07 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 March 12, 2012, Board Meeting minutes were unanimously as written. First Motion – Al/ Second Motion – Mike. Dale abstained since he was not at the meeting.

**HOMEOWNER FORUM:**

No owners present for forum

**CONTRACTOR FORUM:**

No Contractors present

Brickman – 1 contract change needs to be cleared up prior to execution regarding Seibert Ditch mowing. 1 change needs to be made to the first paragraph. Mike hopes to execute by 4/11/12.

Al made motion to defer this matter to an email vote prior to contract execution.

Board wants to know when, where, dates, how to track their work, etc. The Board requests that Robin Price to be at the May meeting. Kim to follow up with Robin to confirm.

**OLD BUSINESS:**

- 1) CD Investment** - CD monies – Kim to have Board Resolution prepped for the “catch-up” of the quarterly debits that was missed in October. Kim to send resolution to Mike and Steve for execution. Those monies are to be placed into a money market account to earn approximately a .85% return.
- 2) Baseball Field** – Rules not returned by Greg. Kim dropped off 50 copies of the field waiver and asked Greg to call. No response from him whatsoever.
- 3) Entry Changes with Town of Parker** – No known date when this work will begin.
- 4) Tree Debris on Aintree** – Mike said he was in touch with Matt and Mike will confirm with Matt that he will remove that debris.
- 5) Poage Dues for extra lot** – Clay will send Kim the minutes where they approved waiving the assessments for the empty lot only while she owns the property. Upon conveyance, the new owner will have to pay for both lots.

**COMMITTEE REPORTS:**

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

**2) Communication / Newsletter**

\*After hour solicitors – Please don't engage with them.

\*Dates for Garage Sale and Community Clean-up Day

**3) Community Social Events** – Clay wants to make this more of a significant group to welcome new owners into the community.

Egg Hunt – 1500 eggs were used and they were gone in 10 minutes.

**4) Landscape Enhancement**

TOP Entry Changes - \$800 estimated amount allocated – Board would like to see what Brickman proposes to do. Need to save money and consider future xeriscaping more and installing less greenery.

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. Discussion around whether the beetles will infest only trees that are compromised or immature trees and more investigatory work needs to be done. Dale thinks the Spruce trees have been very stable and that the spraying may be unnecessary.

Al wants more information – How many ash trees and an inventory of how many trees would be most helpful when looking at the spraying proposals. He is also recommending that a future assessment and plan be put into place for the trees going forward. Question was asked who Brickman uses as their arborist – Rocky Mnt Trees is whom they subcontract with.

Vote taken – 4 persons wanted more information before voting and 2 felt that measures should be taken to save as many trees as possible in a preventative manner.

Open Mowing – Dale made motion to continue to utilize Rick Hill to do the native grass mowing and Al seconded the motion. 6 members were in favor with 1 abstaining. Rick does need to notify the Board and property manager when he is planning on Mowing and what sections.

Steve brought up the name of Chris Matthewson as another owner that had expressed Interest one time to also be considered to do the mowing.

**Tree Replacement** – Al working on the list of locations that need trees and what would be good replacement options. Would appreciate some other committee members to become involved and help with this effort to notify owners that they will be getting a new community tree and have a block attendant to make sure the trees are receiving sufficient water and care.

**Garage Sale** – Haulaway would gladly provide a 30-yard dumpster that can be placed by the meeting hall. *Date is June 22 and 23<sup>rd</sup>.*

#### FINANCIAL

##### REPORT:

Mike noted that he had received the financials, but had not yet reviewed them. He wanted to review and ask comments later in the week.

#### MANAGEMENT

##### REPORT:

Kim received a request for the playground to be renovated on Regency Way Request made for a trash can to be installed by the ball park. Concern is it overflowing and people not making the effort to throw their trash away properly. Decision was made to do nothing at this time. There is a TOP can in center of the walkway for owners that don't want to carry trash around the community.

#### NEW

##### BUSINESS:

**Meeting Hall** - Steve obtained a quote to have the garage door removed and have a solid wall installed. \$1050 would be the cost with a solid wall and \$1800 for French doors to be installed. Quoted by Handy Randy and Steve will forward.

Filing Cabinet and Architect Desk need to be removed – Clay looking into best way to sell them and get the storage room cleared out.

June – Task list to start obtaining concrete quote to re-do the concrete driveway by the hall.

**Irrigation** – Mike said we need to call Leslie at TOP Billing Dept any time we are testing or running irrigation. Decision was made to delay turning on the irrigation system as long as possible, but may become necessary due to the hot weather.

**Baseball Shelter** – Discussion around the tables being moved around and there was a netting that was installed that needs to be immediately removed.

**Signage** – Ron installing the two new signs this week.

#### HOMEOWNER

##### DELINQUENCY

Few key accounts were discussed.

#### NEXT

##### MEETING:

May 14, 2012 @ 7:00pm at Monroe Hall

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 9:30 pm.

Respectfully submitted by:

Kim Bacon

Director of Community Association Management

RealManage