

ROWLEY DOWNS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
May 14, 2012

CALL TO ORDER:

The meeting was called to order at 7:05 pm

PRESENT:

Board Members present were Michael Roueche, Dale Brinker, Clay Hodge, Steve Andrews, Al Thompson, and Valerie Gill. Representing RealManage was Kim Bacon and Danny Pruett

MINUTES:

The April 9, 2012, Board Meeting minutes were unanimously as written.
First Motion – Dale/Second Motion – Val.

HOMEOWNER FORUM:

Blaise brought up concerns about a home on Aintree Ct. Wants the HOA to force the owners to comply and correct the landscaping and bill the Bank. Wants more of the Rules to be stricter enforced.

Another owner wanted to make sure that the dog rules still applied. The Town of Parker fines dogs that bark continuously and disturb the peace. She has concerns, but is not willing to file a formal complaint at this time.

Tom Kennedy with B2B said the rowleydowns.com transition will be done in June. The rowleydowns.net website should direct all owners to the .com site. All need to review the website for discrepancies. Send Tom prior newsletters and update events – Clay will also work with Tom going forward. Board approved adding a \$15/month charge for a “push” system –He will follow up with Clay about email capabilities, etc.

Concern brought up about the Town of Parker’s concrete failing – Matter not discussed at length or specific locations brought up.

CONTRACTOR FORUM:

Concerns were given to Robin with Brickman about the dead trees at the park, spiral lindens at the Hall, mowing being hit or miss and the split rails need to be better detailed. There were also some missed areas around Marlboro.

Seibert Circle – Mow 1x on both sides is preferred at the same time.

Mow Day is on Thursdays & they may have to add 1 day for Seibert on an off day.

Regarding Irrigation: Failure to Winterize brought on 70% of the issues. All the ball valves were repaired and the system has been reviewed. It is scheduled to run 3 days per week on the current programming.

Dandelions are an issue and Seibert is scheduled to be re-sprayed again on 5/18/12.

Board requested the cracks in the curbs be treated for the weeds.

Junipers have quite a bit of stray grasses in them – Brickman will treat with Fusilade and hope that it kills out the grasses.

Discussion around the Ips Beetle and Robin referred the Board to see the trees at the ballpark for evidence. Robin to provide an info sheet to the Board about the beetles.

Board decided not to treat the Ash and Cottonwood trees. Delaying vote until they see the other votes for treatment options.

Dartmoor Place valve – Board requests a price as it is currently not running.

Sheffield – Rocks are preventing them from turning on the stop and waste valve and they can’t turn the water on. Will need to dig it out to see if there are damages.

Regency Ct. – Needs new clock to be able to program – Robin to re-do the quote

Ballfield has zero power and will need battery clocks – Bid to come.

Ballfield backflow may need to be addressed in the future and relocated above ground.

Cambridge Court – Stop and Waste located in the street – They were able to open the valve, but there was water found in the line. May need to rise the system and replace the cover – Robin to bid.

Weeding work to begin that week and approval was given for Brickman to remove the dead out of existing trees and bushes.

OLD**BUSINESS:**

- 1) **CD Investment** –The Board has caught up all the investment funds and will be back on track to do their quarterly re-investments.
- 2) **Baseball Field** – Rules not returned by Greg. Future review about exclusive use of the field will be voted on later this summer. He needs to return those forms by the June meeting.
- 3) **Entry Changes with Town of Parker** – Dale to follow up to see if they can get us a date.
- 4) **Poage Dues for extra lot** – Kim received the minutes – Resolution needs to be signed and so this is permanently documented and not a problem going forward. Future owner will pay for the assessments on both lots.
- 5) **Monroe Hall** – Steve to get to Kim his contact for the changes to the hall. Handy Randy quoted \$1800
- 6) **Signage** – Ron installing the two new signs in April.

COMMITTEE REPORTS:

- 1) **Architectural Review** – No new requests – Mike to be the 3rd person to review Requests, if necessary.
- 2) **Communication / Newsletter**
No Clean-up Day since fewer owners are volunteering.
Garage Sale Scheduled for 6/22 & 6/23
Ice Cream Social has been tabled until June Meeting
Clay working on a new directory – Would like to give to new owners and so they know who their neighbors are. RM can assist with this effort.
- 3) **Community Social Events** – Website should assist with this effort.
- 4) **Landscape Enhancement**
The Natural Way was voted to do the tree spraying at \$12.50 or less per tree. Al made motion and Clay seconded. All were in favor.
Pine Lane Nursery was requested to do a proposal for the tree replacement and The Natural Way as well. Vote tabled.

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:

Danny Pruett – New dedicated manager
New Management report – Reminder not to print the report. Provides a lot of information and details. Possibly may break out the report and have certain members bring to future meetings to discuss further.

NEW**BUSINESS:**

- TOP Crosswalk Renovation** – Dale to call this week to see if he can get an estimated date of repairs. It was agreed that the community would need only 1 week notice to get the word out.
- Pine Lane Master Plan 2035** – Dale to follow up what impact this will have for the community.
- Monroe Hall** - Filing Cabinet and Architect Desk were donated to a local non-profit organization. Still needs to make arrangements to get them out of the office. Clay received a proposal for a contractor to do the repairs and the quote was \$3500.
- Interfund** – Kim to prepare a Board Resolution to remove the Interfund
- Board position** – Ron's resignation was accepted and acknowledged. No replacement person will be appointed at this time.
- Irrigation** -. Decision was made to start the irrigation system earlier than usual due to the dry weather conditions. Brickman needs to do proposals and differentiate what would require a battery pack or give specific locations and so we can audit the IREA bills.
- Baseball Shelter** – Pitching mound looks horrible and there is a lot of debris and trash all over the field. Request for Trash can was made again and will be voted on once a quote is received.

Town of Parker – See what it would take for them to install more cans along their paths.

Volleyball Court – Brickman needs to provide options.

Community Service Project - There was a local boy scout looking for a project – Board needs to have a formal proposal of what he is offering and so they can vote on a budget and agree to what should be done – more info to come next month.

HOMEOWNER

DELINQUENCY Few key accounts were discussed.

NEXT

MEETING: June 11, 2012 @ 7:00pm at Monroe Hall

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 9:25 pm.

Respectfully submitted by:

Kim Bacon

Director of Community Association Management

RealManage