

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

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

Michael Roueche, President
Dale Brinker, Vice President
Valerie Gill, Director
Claydene Hodge, Director
Albert Thompson, Director
Steven Andrews, Treasurer
Danny Pruett, Real Manage

Board Members Absent:

Management Representative:

CALL TO

ORDER: The meeting was called to order at 7:05 pm

HOMEOWNER FORUM:

Bill Goeschel brought up the fact that he is unhappy with how the irrigation in the community is being handled. He also wanted to know when trees would be replaced in the community.

Blaise Flaherty provided the Board with a list of homes that he believes are in violation of the covenants. He is also unhappy with the irrigation in the community and does not believe that anyone is checking on it. Blaise is upset over the appearance of a bank owner property. The Board would like RealManage to contact the bank to ask them to turn their front yard water on and see if they will allow the Association to remove their dead trees.

Marka Boyer commented that Parliament Court looks much improved but she does not like the white rocks at the entrance.

Homeowner expressed concerns over bees located in the park behind Regency Way.

VENDOR FORUM:

Robin Price and the lead irrigation technician from Brickman were present. They discussed the irrigation issues in the community and reported that everything should be fully functional shortly. Regency Court is the last island to be repaired. Some of the issues they are running into deals with the outdated sprinkler equipment. When issues arise with the outdated equipment Brickman is replacing it with newer equipment. A lot of the irrigation equipment they have found looks to be base line equipment that can be purchased from a local hardware store. Brickman is currently watering three days a week and will comply with the Town of Parker to not water on Fridays. The controllers in the community seem to be the biggest issue. A number of the battery controllers are completely failing and are being replaced with better equipment as issues arise. Brickman suggests replacing all of the old controllers and will provide a proposal to do so. Brickman will also work on a proposal to reconfigure the entire irrigation system.

CONSENT AGENDA:

Motion to approve the minutes dated **6/11/2012** **(MSP/Unanimous)**

REVIEW ITEMS:

- A) Financials – Board would like to know how much is currently in the PNC Reserve account a they would like to invest the reserves in accounts with a better return.
- B) Management Report – No issues with the management report.

Discussion Items:

- A) Status of the Eagle Scout Project – Nathan Erickson could not acquire the recycled asphalt materials so the materials for the trail will not be free. In order to put edging in he estimated it would be an additional \$350.00. The Board would like him to look into manufactured edging materials.

- B) Landscaping
- 1) Front Entrance Changes – Brickman will provide a design for the front entrance project. Director Hodge checked with CSU to see if a student could submit a design but they would not allow the students to do so
 - 2) Shaw Landscaping – The Board reviewed the letter drafted by Kim Bacon to send to Shaw Landscaping. Director Roueche wanted to confirm the amount of invoices that have been withheld from them. Once corrections are made Director Roueche will approve final draft before it is sent.
 - 3) Tree Replacement – The Board reviewed the bid from Pine Lane Nursery and chose a different selection of trees to be installed. 2 Oak Trees, 9 Linden Trees, 1 Hackberry Tree and 1 Crabapple Tree. RealManage to contact Pine Lane Nursery to obtain an updated proposal.
 - 4) Trees near Monroe Hall – The board went outside and looked at the trees next to Monroe Hall. The neighboring homeowner wants the Association to remove the tree due to suckers popping up on his property. The Board decided not to do anything to the tree at this time and will review again during a larger cutting project.
- C) Website/Email System/Newsletter – Director Hodge reported that she currently has 209 valid emails for the community. The next newsletter from the Association will be distributed in the fall. Information will include parking rules and regulations. Director Hodge will send out an email on the topic as well.
- D) Roofing Inspection – RealManage will request Elkhorn Roofing to inspect the roofs of the common area elements.
- E) Table in the island at Sheffield Place – The Board wants to find out who the representative for Sheffield Place is and to let them know that they need to either repair the bench or remove it.
- F) Lights at Entrance – The board will try to replace the lights at the entrance to see if it is just burnt out bulbs. If not, other options will be looked into.
- G) Marlboro Park Playground Replacement – Scheduled to be worked on next year. The Board will ask Rick Hill if he is interested in designing the new playground.

DELINQUENCY REPORT:

- 1) Homeowner asked the Board for leniency on assessments as unforeseen expenses have come up. The Board wants clarification as to what she is asking for. RealManage would like to contact delinquent owners one last time before sending owners to collections. This will be revisited at the next meeting.

NEXT

MEETING: August 13, 2012 @ 7:00pm at Monroe Hall

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 9:20PM.

Respectfully submitted by:

Danny Pruett

Community Association Manager

RealManage