

ROWLEY DOWNS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
September 10, 2012

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

Michael Roueche, President
Dale Brinker, Vice President
Valerie Gill, Director at Large
Steven Andrews, Treasurer
Albert Thompson, Director at Large
Claydene Hodge, Director at Large
Danny Pruett, RealManage

Board Members Absent:

Management Representative:

- I. **Call to Order:** The meeting was called to order at 7:09PM
- II. **Vendor Forum** – Account Manager Robin Price attended the meeting from Brickman Landscaping. The Board is in agreement that a lot of really good things are occurring with Brickman, there are still a few items that need to be addressed. Robin Price provided a list of issues to the Board that need to be addressed. Robin Price will also provide pricing on adding rock around the community. Brickman will provide proposals for winter watering if needed, they like to hold off on shutting off the water until late October in dry years. Estimated water savings were provided for the front entrance if the xeriscaping takes place. Brickman will re-spray some areas for broadleaf and weeds as it is still needed around the community. They will perform 5 more mows for the season. The biggest concern is with the ballfield, it will require more watering and they will put down revive to try and fix the grass. The Board wants to discuss putting buffalo grass in the baseball field and they want to consider moving the backflow devices above ground in the next fiscal year. Brickman will also provide a proposal for snow removal for the upcoming season.
- III. **Homeowner Forum** – Homeowner Greg Pekol attended the meeting to inform the Board that he is done using the baseball field. The Board asked him to remove the pitching mound that was added to the field as well.
Homeowner Ava Belli attended the meeting for a couple of different reasons. She does not feel that the landscaper or the management company is doing their job. She wanted to know what the status of the baseball field is and to mention that the landscaper is not picking up trash. She would also like the Association to forgive her assessments that she owes to the Association.
- IV. **Consent Agenda**
 - a. Motion to approve the **August 13th, 2012** meeting minutes as amended. **(MSP/Director Andrews abstained from the vote)**
- V. **Review Items**
 - a. **Financials** – The Board signed the authorization to transfer funds from PNC Bank to Champions bank.
- VI. **Discussion Items**
 - a. **Promoting Automatic Payments** – The Board would like homeowners to be encouraged to sign-up for automatic payments to be included in the next newsletter.
 - b. **Roofs** – Director Andrews would like to have a roofer meet with the adjuster when a claim is put into State Farm for the hail damage. Director Andrews will contact roofers to come out and inspect the roofs. He also wanted to know if the policy is a depreciation policy?

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- c. **Rules and Regulations** – The Board of Directors will review the Rules and Regulations provided and will give their input on changes to Director Brinker by September 17th, 2012. Director Andrews inquired why regular vehicles are allowed to park in the community exceeding 72 hours when boats and RVs are not.
- d. **SB 100 Requirements** – Motion to approve Hindman Sanchez to draft the policies necessary to comply with SB 100. **(MSP/Unanimous)**
 - i. RealManage suggested to the Board to attend free seminars that Hindman Sanchez puts on.
- e. **Delinquent Homeowners Letter** – The Board of Directors will provide suggestions on the delinquency letter to RealManage.
- f. **20194 Aintree Court** – The bank has removed the trees in the front yard of this address. Still not properly maintained.
- g. **Backflow Covers** – Board wants to ask Brickman if the fake rocks covering backflows are stolen on a regular basis.
- h. **Homeowner Assessments** – The Board would like to ask homeowner to pay an extra \$10 per month to get caught up on her assessments.
- i. **Playground Committee** – Director Andrews is opposed to replacing the playground equipment at the bottom of Marlborough. Instead he would like to suggest a different use of the area. No volunteers for a committee have come forward yet. The Board would like to change the name of the committee to the Marlborough Park Planning Committee and ask for volunteers in the upcoming newsletter. The committee will be tasked with finding out what the membership wants for the area. The Board is divided on what direction to go with the area and with the funds. No decision was made regarding the area or how to move forward.
- j. **Electrical Repairs** – The light on Cambridge Court is now working, a photocell needed to be replaced. The old wires for the old irrigation system were also removed. The photocell on the west side of the gazebo was inspected and repaired. Director Thompson will contact Parker Electric for an additional proposal to redo the lighting at the entrance.
- k. **ACC Request** – The Board of Directors discussed allowing a homeowner to build a three car garage in their backyard. The Board will physically look at the area before any decision is made.

VII. **Adjournment** – The meeting was adjourned at 10:15PM