

**ROWLEY DOWNS HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**October 8<sup>th</sup>, 2012**

**Location: Monroe Hall**

**Time: 7:00PM**

**Board Members Present:**

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

**Board Members Absent:**

**Management Representative:**

I. **Call to Order:** The meeting was called to order at 7:00PM

**Homeowner Forum** – Homeowner inquired about the status of their architectural request to build a 3-car garage in their backyard.

Homeowner attended meeting to talk about shed that was approved for their side yard. There was some confusion over what was approved. Board approved height of shed as long as the siding matched the house and they planted trees in front of shed.

Homeowner asked if anyone else has problems with delivery of packages.

II. **Consent Agenda**

- a. Motion to approve the **September 10<sup>th</sup>, 2012** meeting minutes as amended.  
**(MSP/Unanimous)**

III. **Review Items**

- a. **Financials** – Board discussed the landscape maintenance costs. Brickman Landscaping invoices all came in at the same time. Transfer of replacement funds to Champions Bank has been delayed due to the charges.

IV. **Discussion Items**

- a. **Tree Trimming Proposals** – Board would like to receive proposals to trim trees in the community according to recommendations pointed out by Landscape Committee. Board requested proposals from Matt's Maintenance, Swingle, Arborscape and The Natural Way. Board would like vendors to offer a discounted rate to homeowners if they have their trees trimmed at the same time.
- b. **Insurance Roof Repairs** – Board would like to have Tim Perry with Nordkap meet with insurance adjuster about a roof claim.
- c. **Electrical Repairs** – Board wants to move ahead with making electrical repairs at front entrance. Association may purchase the parts and have an electrician install.
- d. **Snow removal Bids** – Motion to sign contract with LC Landscape for snow removal needs for the 2012-2013 snow season  
**(MSP/Unanimous)**
- e. **3-Car Garage Application** – Motion to deny the architectural request to install a 3-car garage. RealManage to send a letter to owners indicating the Board's concern over neighbor complaints, precedent in the community, future use of the structure and adding the driveway through the backyard.  
**(MSP/Director Andrews Abstained)**
- f. **Rules and Regulations** – Board to send suggestions to Director Brinker for changes.
- g. **Budget** – Board intends to keep the budget at \$90/quarter. Director Andrews will review the budget for the November meeting.

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- h. **Landscaping** – Rabbit Brush will not be removed in the community. Board would like Brickman to try and make irrigation repairs without having to dig.
- i. **Community Savings** – Director Andrews would like to see if the Association can arrange community wide specials with vendors.
- j. **Park Committee** – Directors Hodge and Andrews volunteered to serve on the Park Committee.

V. **Adjournment** – The meeting was adjourned at 8:45PM

APPROVED