

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

Location: Monroe Hall

Time: 7:00PM

Board Members Present:

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

Management Representative:

- I. **Call to Order:** The meeting was called to order at 7:05PM
- II. **Homeowner/Vendor Forum** – No vendors or homeowners in attendance.
- III. **Consent Agenda**
 - a. Motion to approve the **November 12th, 2012** meeting minutes. **(MSP/Andrews Abstained)**
- IV. **Review Items**
 - a. **Financials** – November financials were reviewed.
- V. **Discussion Items**
 - i. **Tree Trimming** – Board would like to have All Pro Tree Trimming provide a proposal as well. Proposals will be reviewed in January.
 - ii. **Brickman Island Rock Proposal** – The Board expressed concern over the cost of the proposal. Board wants to confirm that Brickman will repair anything that is damaged at no cost if it is due to the installation.
 1. Motion to approve proposal if previous proposals that were obtained are not of better value. **(MSP/Unanimous)**
 - iii. **SB100 Policies** – Director Brinker will review policies and take the lead on any suggestions for change.
 - iv. **Roof Repairs** – Adams Roofing did the repairs in 2009. Invoices for work have been requested to present to insurance adjuster.
 - v. **Holiday Decorations** – The Board would like to dispute what was actually purchased from Cas Par Landscaping. Director Hodge purchased new supplies for the Association for Brickman to install. Cool white lights will need to be purchased moving forward.
 - vi. **Annual Meeting Plan** – Meeting will be held on January 9th 2013 at 7:30PM. Board intends to remain a six member board and to announce that two positions will be up for election.
 - vii. **Homeowner Reimbursement for Tree Trimming** – Homeowner submitted an invoice to the Board for possible reimbursement for having an Association tree trimmed that was going into their property. Board would like this information sent out with the next newsletter for the community.
 1. Board resolved that all future requests need to be made prior to the work being performed. **(MSP/Unanimous)**
 2. Motion to approve a \$412.50 reimbursement for tree trimming services for the owner of 11411 Regency Court. **(MSP/Unanimous)**
 - viii. **Solar Panel Guidelines** – All Solar Panel installations need to be approved by the Architectural Control Committee and aesthetics are the primary concern.
- VI. **Adjournment** – The meeting was adjourned at 8:50PM
- VII. **Next Meeting:** Annual Meeting January 9th @ 7:30PM
Board Meeting January 14th @ 7:00PM